CHAPTER 1.0

PROJECT DESCRIPTION, LOCATION AND ENVIRONMENTAL SETTING

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1.1 Project Description and Location

1.1.1 Precise Location/Boundary

The proposed Montecito Ranch Project (hereinafter referred to as "Proposed Project" or "Project") is located in the unincorporated community of Ramona in the County of San Diego (County), approximately 20 miles northeast of the City of San Diego. The Project site is located approximately one mile northwest of the Ramona Town Center. Pine Street, which also serves as State Route (SR) 78, borders the northern Project site boundary, while Montecito Way stems from the southern Project site boundary. The Project also includes several off-site roadway improvements, as well as installation of off-site water lines and possibly a sewer line. Refer to Figure 1-1 for a regional location map. Figure 1-2 provides a local vicinity map for the Project site and the proposed off-site roadway and intersection improvement alignments, while Figures 1-3 and 1-4 show the locations of proposed off-site utility improvements relative to the Project site. Figure 1-5 shows the Project site on a topographic map.

1.1.2 Project's Component Parts

The Proposed Project includes the Montecito Ranch Specific Plan (SP 01-001), Vesting Tentative Map (VTM 5250), Site Plan, and Major Use Permit (P 04-045) for development of a rural residential community and associated infrastructure on the 935.2-acre Project site, which is generally consistent with the Montecito Ranch Specific Planning Area (SPA) as defined within the Ramona Community Plan (RCP; Figures 1-6 and 1-7). The Project would dedicate land for various public improvements including an historic park site (developed and including an equestrian staging area), local park site (fully developed), charter high school site, and open space (with trails) within the Project site. The Proposed Project includes two wastewater management design options, only one of which would be implemented. Option 1 is the extension of a sewer main that would connect off site to an existing facility approximately 50 feet south of the southern terminus of Kalbaugh Street, then flow to the Santa Maria Wastewater Treatment Plant (WTP). Wastewater Management Option 2 is an on-site wastewater reclamation facility (WRF) to treat all on-site wastewater and utilize the reclaimed water to irrigate on-site public landscaped areas, as well as the private Homeowners' Association (HOA) areas. A separate Major Use Permit would be required for the WRF and will be processed prior to certification of the Final EIR if Option 2 is selected during Planning Commission consideration of the Project and prior to approval of the plan by the Board of Supervisors. Since a final determination as to the most appropriate approach to treatment of Project wastewater has not yet been made, Wastewater Management Option 1, Off-site Sewer Connection, is addressed equally with Wastewater Management Option 2, WRF, throughout this Environmental Impact Report (EIR). Option 1 would result in a total of 573.8 acres of dedicated open space within the Project site and Option 2 would result in 549.1 acres of dedicated open space due to the space requirements associated with the WRF. The Project also includes water and roadway improvements to support the SPA development.

A detailed description of each Project component follows. In addition, the Project application includes a General Plan Amendment (GPA 04-013) and a Rezone (R 04-022), as further discussed in Subchapter 3.1, Land Use and Planning.

Specific Plan Land Uses

The Project proposes 417 single-family residential units on lots ranging in size from approximately 0.5 acre (20,000 square feet [s.f.] minimum) to 1.8 acres (Figures 1-8 and 1-9). Residential pads generally would be sited on the level and gently sloping portions of the property. The steep slopes, sensitive hillsides, and knolls on site would be included within a 573.8-acre dedicated open space area (approximately 61.2 percent of the Project site) under Wastewater Management Option 1 and a 549.1-acre dedicated open space area (58.8 percent of the Project site) under Option 2. Approximately 220.5 acres of this preserve area previously have been set aside as mitigation for biological resources impacts due to prior farming activities on site. Based on this prior farming activity, 246.9 acres of the project site are also assumed to be previously impacted and the Proposed Project would not result in new impacts within these areas. Wherever the 573.8-acre or 549.1-acre dedicated open space area is mentioned in this EIR, it includes this 220.5-acre set aside. Thus, the Project would add 353.3 acres of dedicated open space under Wastewater Management Option 1, to achieve a total of 573.8 acres of open space within the Specific Plan Area. The Project would add 328.6 acres of dedicated open space under Wastewater Management Option 2, to achieve a total of 549.1 acres of open space within the Specific Plan Area.

The Project also would include four HOA maintenance lots, totaling 8.0 acres. The vegetation within these lots would be maintained in accordance with the Fire Protection Plan for the Project (Appendix P) to reduce the threat of fire within on-site canyons. Primary access to the SPA would be via proposed Montecito Ranch Road, an enhanced local rural light collector street traversing the Project site and connecting Ash Street and Montecito Way. The Project would fully develop an 8.3-acre local park site and an 11.9-acre historic park site encompassing the historic Montecito Ranch House (to be renovated as part of the Proposed Project) and a proposed equestrian staging area, as well as create an integrated system of multi-purpose trails (Figures 1-7 and 1-10). As noted above, a portion of the historic park site would be used as an equestrian staging area for nearby trails, as well as an overflow parking area for the parks and school sites (Figure 1-11). Land for a 10.6-acre charter high school site also would be dedicated as part of the Proposed Project (Figure 1-10).

Project wastewater would be piped off site under Option 1, Off-site Sewer Connection, via a 1.3-mile long sewer main constructed between the Project site and the Santa Maria WTP (Figure 1-4). Under Wastewater Management Option 2, a 0.9-acre WRF, as well as five treated water storage ponds on 6.9 acres and a 16.9-acre spray field that are associated with the WRF, would be located just south of the charter high school site (Figure 1-10). The reclaimed water generated by the WRF would be used within the Montecito Ranch development to irrigate the proposed parks and other public and private landscaped areas. An off-site potable water storage tank also would be installed on an adjacent property just west of the Project site and would connect to a proposed pipeline within the development area (Figure 1-12). This tank would hold 1.26 million gallons under Wastewater Management Option 1 and 0.91 million gallons under Option 2.

All open space for the Project would be dedicated according to a phasing schedule agreed upon in consultation with County staff. The County Department of Parks and Recreation would be the resource manager of the dedicated open space, including management of the 220.5 acres that have been previously set aside as mitigation, as discussed above. Table 1-1 provides a Project land use summary.

Residential Development

The Project residential development has been divided into two units, with a total of eight separate residential neighborhoods to be developed in phases. These areas are depicted in Figures 1-6 through 1-10 and are briefly described below. Table 1-2 contains a statistical summary of the Proposed Project by unit and proposed use.

Unit 1 is comprised of approximately 305.9 gross acres and is located in the eastern portion of the Project site. A total of 243 single-family homes situated on lots ranging in size from approximately 0.5 acre (20,000 s.f. minimum) to 1.2 acres would be located within Unit 1 (Figure 1-8). Up to two horses would be allowed per lot within residential lots 1 through 30 only. Additionally, approximately 126.6 acres would be dedicated as open space. Unit 1 also includes two HOA maintenance lots for fuel modification on a total of 4.7 acres. Primary access into Unit 1 would be via gated entries from (temporarily named) Streets A and H extending from Montecito Ranch Road. Unit 1 consists of five neighborhoods as shown on Figure 1-6 and would include two stormwater detention basins and one sewer pump station. A retaining wall would be constructed between lot 9, adjacent to a private storm drain easement, and an open space lot. In addition, a trail would be located within the fuel modification zone in the rear portions of lots 1 through 30. This trail would be accessible from these lots, as well as from Montecito Ranch Road. It would continue into open space and connect to a trail to the east of the Project site.

Unit 2, located in the central and western portion of the Project site, consists of approximately 629.3 gross acres. Unit 2 consists of three neighborhoods as shown on Figure 1-6 and would include three stormwater detention basins and one sewer pump station. Unit 2 would accommodate 174 single-family homes situated on lots ranging in size from approximately 0.5 acre (20,000 s.f. minimum) to 1.8 acres (Figure 1-9). There would be a total of approximately 447.2 acres of dedicated open space within Unit 2 under Wastewater Management Option 1 (422.5 acres under Option 2) (Figures 1-6 and 1-7). Unit 2 includes 2 HOA maintenance lots for fuel modification on a total of 3.2 acres. In addition, a trail would be located within the fuel modification zone in the rear portions of lots 344 through 345 and lots 364 through 392. This trail would be accessible from local streets, as well as Montecito Ranch Road. It would continue into open space and connect to a trail to the north of the Project site. Additional trails connecting to Montecito Ranch Road are located within open space in Unit 2.

Southwest of the Unit 2 housing development would be the dedicated sites for an 8.3-acre local park, 11.9-acre historic park, and 10.6-acre charter high school (see "Charter High School Site, Park Sites and Equestrian Staging Area" below for more details; Figure 1-10). In addition, if Wastewater Management Option 2 is implemented, the Project would include a WRF within Unit 2 that would treat 110,000 gallons per day (gpd) of Project-generated wastewater, with the resulting reclaimed water available to irrigate on-site public and HOA-maintained landscaped areas (see "Utilities" below for more specific information about these optional Project elements). Primary access into Unit 2 would be via gated entries from (temporarily named) Streets J and K extending north of Montecito Ranch Road (Figure 1-9).

The architectural theme for the Montecito Ranch development would be a mixture of California Ranch, Craftsman, Monterey, and Spanish revival. Buildings would emphasize profiles compatible with the historic Montecito Ranch House and would be constructed of stone, brick, or wood, finished with soft or neutral colors. Homes would be one or two stories. The Specific Plan encourages the

construction of one-story structures on the larger lots within the SPA. Guest houses up to 900 s.f. in size or 25 percent of the living area of the primary dwelling (whichever is greater) would be allowed within residential lots.

Roadways

The Proposed Project involves both on-site and off-site roadway improvements. Access to the Project site would be via: (1) Ash Street from Pine Street (SR 78) and (2) Montecito Way and Montecito Road from Main Street (SR 67). The Project would widen Ash Street from Pine Street to the eastern SPA boundary, construct Montecito Ranch Road between Ash Street at the eastern SPA boundary and Montecito Way at the southern boundary, widen Montecito Way, and widen Montecito Road from Montecito Way to Main Street (refer to Table 1-3). Please refer to Figures 1-6 and 1-7 for the locations of proposed Montecito Ranch Road and the various proposed residential streets within the Montecito Ranch SPA, and Figure 1-2 for the location of the proposed off-site roadway improvements.

The Project would include a General Plan Amendment (GPA) to the County Circulation Element. Figures 1-13 and 1-14 depict the existing and proposed RCP Circulation Element roadway network, respectively, and Figures 1-15 and 1-16 show the existing and proposed RCP Circulation Element bicycle network, respectively. Specific changes to the Circulation Element roadway and associated bicycle networks would be consistent with the County's proposed 2020 Circulation Element and would include:

1. Elimination of SA 603 between Pine Street and Rangeland Road.
2. Relocation of SA 330 between Sonora Way and Montecito Road to Montecito Way.
3. Revision of the road classification on Montecito Way between Sonora Way and Montecito Road from rural collector to rural light collector (refer to Table 1-3 for roadway standards).
4. Revision of the road classification on Montecito Road between Montecito Way and Main Street from rural collector to rural light collector.
5. Addition of SA 330 between Sonora Way and Pine Street (the new segment of SA 330 would include Montecito Ranch Road and Ash Street).
6. Realignment of SA 330 between Montecito Road and SR 67.

The existing Circulation Element of the RCP identifies SA 603 (Cedar Street located to the south of Ash Street) as a future major roadway between Pine Street and Bandy Canyon Road. The Ramona Community Planning Group has requested that SA 603 be removed from the Circulation Element. The Project would eliminate this "northern bypass" between Pine Street and Rangeland Road and replace it with a proposed realignment of SA 330 between Pine Street and SR 67, extending along Ash Street, Montecito Ranch Road, and Montecito Way.

To accommodate Project traffic and improve traffic flow in the vicinity, the Project would widen segments of Ash Street, Montecito Way, and Montecito Road. In addition, to mitigate significant Project-related traffic impacts and improve existing conditions, improvements would be required to the intersections of Ash Street/Pine Street (SR 78), Main Street (SR 67)/Pine Street, Montecito Road/Montecito Way, Main Street/Montecito Road, Highland Valley Road/Dye Road/SR 67, and SR 67/Archie Moore Road. The locations of these off-site roadway and intersection improvements are shown on Figures 1-2 and 1-17. Table 1-3 provides a summary of existing and proposed off-site

roadway widths and Table 1-4 provides a summary of proposed off-site intersection improvements. Descriptions of all proposed roadway improvements follow.

On-site Road Improvements

Montecito Ranch Road

Montecito Ranch Road (SA 330) is proposed to be added to the County Circulation Element, extending from the western terminus of Ash Street to the T-intersection of Montecito Way/Sonora Way. From Ash Street at the eastern SPA boundary to proposed lot 392 within Unit 2, Montecito Ranch Road would be constructed as a two-lane special classification roadway within a 118-foot-wide right-of-way (Figure 1-18). The 118-foot-wide right-of-way would include an 18-foot-wide, landscaped thematic street scene on the south side of Montecito Ranch Road that encompasses a 5-foot-wide decomposed granite trail. The 118-foot-wide right-of-way would consist of two 20-foot-wide lanes (one 14-foot-wide vehicle lane and one 6-foot-wide bicycle lane traveling in each direction), separated by a 20-foot-wide landscaped median. The north side of Montecito Ranch Road would consist of a 40-foot-wide landscaped parkway encompassing an 8-foot-wide multi-purpose trail. From lot 392 southwesterly to Montecito Way at the southern SPA boundary, Montecito Ranch Road would be constructed within an 80-foot-wide right-of-way, including the following: an 18-foot-wide thematic street scene with a 5-foot-wide decomposed granite trail; two 20-foot-wide lanes with one lane traveling in each direction; and a 22-foot-wide landscaped parkway encompassing an 8-foot-wide multi-purpose trail (Figure 1-18). Trees and other vegetation planted within the right-of-way would be maintained to provide adequate lines of sight and sight distance along the roadways. Maintenance of the landscaped parkways (including trails) along Montecito Ranch Road would be the responsibility of the HOA or assessment mechanism such as a Landscape Maintenance District (LMD). The Project would include the following design exceptions along Montecito Ranch Road: (1) detached and meandering trails, substituting for contiguous sidewalks; (2) right-of-way increase from 60 to 118 feet from Alice Street to 0.9 mile east of Alice Street; (3) right-of-way increase from 60 to 80 feet from 0.9 mile east of Alice Street to Montecito Way; and (4) physical street improvements would not be centered within the right-of-way (Stevens Cresto 2007). No parking would be permitted along this roadway. Graded slopes to support Montecito Ranch Road would be 2:1 and range up to 30 feet high. Noise walls up to six feet in height would be located to the north of Montecito Ranch Road within the residential lots adjacent to the road (Figures 1-7 through 1-9). The noise walls would serve as noise barriers between traffic along Montecito Ranch Road and adjacent residences. The walls would be colored in warm tones, length would be visually broken by pilasters, and screening vines would be used.

Montecito Ranch Residential Neighborhood Roads

In addition to Montecito Ranch Road, several private loop roads and cul-de-sac streets are proposed, temporarily named after letters of the alphabet. Unit 1 would include Streets A through I and Unit 2 would include Streets J through W. Each loop road would have a 60-foot-wide right-of-way, with a pavement width of 40 feet (to include two lanes; one 12-foot-wide lane traveling in each direction and 8-foot-wide parking areas on either side of the road), a 5-foot-wide decomposed granite trail on one side of the road, and landscaping on both sides of the road (Figure 1-19). Each cul-de-sac street would have a 56-foot-wide right-of-way, with a pavement width of 36 feet (to include two lanes, one 10-foot-wide lane traveling in each direction, and 8-foot-wide parking areas on either side of the street), a 5-foot-wide decomposed granite trail on one side of the street and landscaping on both sides of the

street (Figure 1-19). Refer to Figures 1-8 and 1-9 for the locations of proposed Unit 1 and Unit 2 private loop roads and cul-de-sac streets, and the associated conceptual grading plans.

Local and neighborhood streets within the Project would be constructed as private roadways per County standard rights-of-way and specifications, with the exception that road improvements would not be centered within the right-of-way. All internal streets would be constructed with streetlights and standard curbs and gutters and are designed to accommodate anticipated long-term traffic volumes. On-street parking would be permitted along both sides of all proposed private residential roads within the SPA.

Gated entrances to the proposed residential developments would be provided where Streets A, H, J, and K meet the proposed Montecito Ranch Road. Private streets, landscaped parkways, entry monuments and gates would be maintained by the HOA.

Other Roadways On Site

The Proposed Project would include a road dedication and future slope easement of varying width (up to 55 feet) along San Pasqual Valley Road (SR 78) at the northeastern boundary of the Project site, sufficient to accommodate an ultimate future road right-of-way of 98 feet and potential associated graded slopes along the Project frontage. No roadway improvements are proposed.

The Project would include a 20-foot-wide road dedication along Summer Glen Road in the southeastern portion of Unit 2. The road is outside of the Project site and the dedication would be made along the Project site boundary. A trail is proposed within this dedication, which would connect to the proposed trail along Montecito Ranch Road near the proposed charter high school site. No roadway improvements are proposed.

Sonora Way, in the southern portion of Unit 2, is a private road within a 20-foot-wide right-of-way. The Project would increase the right-of-way width for Sonora Way to 30 feet by dedication of 10 feet on the northern side of the road. No roadway improvements are proposed.

An existing approximately 1,300-foot-long north-south segment of Montecito Way, south of Sonora Way, is partially within the southern portion of the Project site. This segment of Montecito Way, although partially within the Specific Plan boundary, is addressed below.

An existing unpaved east-west segment of Montecito Way extends to the west through the Montecito Ranch SPA from the Montecito Way/Sonora Way intersection. This undeveloped roadway segment is within a 40-foot-wide right-of-way and connects to the private access to the Lemurian Fellowship located immediately northwest of the Project site. The Project would retain this easement and develop an eight-foot-wide trail along the northern side of this right-of-way. An existing 10-foot-wide private road easement along the southernmost boundary of the site also would be retained. No roadway improvements are proposed within either road right-of-way.

Off-site Roadway Improvements

As mentioned previously, the Proposed Project includes improvements to three existing "off-site" roadway segments (i.e., outside of the SPA boundaries) as mitigation for Project-related and cumulative traffic impacts. The locations of proposed off-site roadway improvements are shown on

Figures 1-2 and 1-17, and include segments of Ash Street, Montecito Way, and Montecito Road. Improvements would be implemented consistent with the planned roadway classifications and County design standards for those classifications, except where otherwise noted. Such permanent improvements generally would consist of right-of-way acquisition (where necessary), roadway widening and restriping, intersection widening and improvement, and/or construction of additional turn lanes. In some cases, cut or fill slopes are required as part of the roadway grading. Additional right-of-way acquisition, and in some cases construction easements, would be required along some road segments. Existing driveways, mailboxes, landscaping, fences, and utilities impacted as a result of right-of-way acquisition and grading to widen road segments would be relocated and/or replaced as necessary, in consultation with County staff, utilities providers, and affected property owners, as appropriate. Following replacement installation of landscaping, landscape maintenance would be the responsibility of the adjacent property owners. Short retaining walls may be necessary in some areas to reestablish driveway access to existing homes through a graded slope area. Figures 1-21a, 1-21b, 1-23a, 1-23b, and 1-25a through 1-25e, show the proposed right-of-way acquisition necessary to implement roadway improvements. The figures also identify parcels that the Proposed Project would impact.

The Project also would be required to improve six intersections as mitigation for significant direct and cumulative Project traffic impacts. These include the intersections of Ash Street/Pine Street (SR 78), Main Street (SR 67)/Pine Street, Montecito Road/Montecito Way (SA 330), Main Street/Montecito Road, SR 67/Highland Valley Road/Dye Road, and SR 67/Archie Moore Road. Improvements to intersections with SR 67 would require California Department of Transportation (Caltrans) approval. Conceptual designs have been developed for these intersection improvements to aid in the evaluation of their environmental impacts.

In addition, to accommodate required intersection improvements due to Project traffic plus additional traffic from related cumulative projects, the Project would provide a fair share contribution toward such future improvements, as described in Subchapter 2.1, Transportation/Circulation. Such future improvements are not addressed as part of the Project design.

Conceptual plans for right-of-way acquisition, grading, and striping of the above-listed off-site roadway segments and intersections are presented graphically and described below.

Ash Street

Ash Street is currently a two-lane rural light collector road extending approximately 3,800 feet from Pine Street westerly to the eastern Project site boundary. The existing posted speed limit for this roadway is 35 miles per hour (mph). Between Pine Street and the eastern Project site boundary, Ash Street has an existing 60-foot-wide right-of-way with varying pavement widths. The existing pavement width of Ash Street from Pine Street to Maple Street is 24 feet wide, with two 12-foot-wide travel lanes (one lane traveling in each direction) and low asphalt berms along the pavement edges. The portion of Ash Street extending approximately 1,320 feet west of Maple Street has a paved width of 32 feet with one 20-foot-wide westbound travel lane and one 12-foot-wide eastbound travel lane. The westbound lane along this segment has a concrete curb and gutter while the eastbound lane has a low asphalt berm edge. The remaining segment of Ash Street, east of the SPA boundary has a pavement width of 24 feet with two 12-foot-wide travel lanes (one lane traveling in each direction).

The Project proposes to increase the paved width of Ash Street to a uniform 40 feet within the existing 60-foot-wide right-of-way, with two 14-foot-wide travel lanes (one lane traveling in each direction) and a 6-foot-wide bicycle lane on each side of the road (Figure 1-20). The edge of the pavement would be finished with curbs and gutters and an eight-foot-wide native soil multi-purpose trail would be located along the northern side of the road within the remaining right-of-way. No parking would be permitted along this roadway segment. The Project Applicant proposes a design speed exception to allow a posted speed limit of 35 mph, instead of the typical 40 mph design speed for this classification (Stevens Cresto 2007). (To achieve a 40 mph design speed, raising or lowering various segments of the existing street would have to be addressed, which would cause unacceptable impacts on adjacent existing facilities and development, due to the extensive cut and fill slopes impacting existing structures.) Other design exceptions for this roadway segment include removal of parking to provide bike lanes and removal of sidewalks and replacement with a multi-purpose trail along the north side of the road (Stevens Cresto 2007).

The proposed conceptual grading plans for the widening of Ash Street are provided on Figures 1-21a and 1-21b. Most of the required right-of-way for the proposed improvements to Ash Street already exists. It would, however, be necessary to acquire small corner areas at the intersection of Ash Street/Alice Street. In addition, several cut or fill slopes would be required as part of the roadway grading, with most of these slopes extending beyond the edge of the right-of-way. The maximum height of these graded slopes would be approximately 11 feet. Estimated total cut and fill quantities for the widening of this roadway are 9,400 and 3,400 cubic yards (c.y.), respectively, with 6,000 c.y. to be used on the Project site. Adjacent portions of up to 17 driveways or property access roads could be affected by the Proposed Project, requiring re-grading of the bottom portions of the driveways and replacement of driveway pavement, if applicable.

Widening of Ash Street also would require replacement of four storm drain crossings and public utilities, such as water meters, electrical lines, and fire hydrants; restriping of the road; and relocation or replacement of existing mailboxes, fences, and landscaping, as appropriate, during the proposed improvements. The existing overhead utility lines along the northern side of Ash Street could require relocation, or may need to be raised.

Montecito Way (SA 330)

The north-south segment of Montecito Way is currently a two-lane rural collector road connecting Montecito Road to the southern site boundary at Sonora Way. This segment of Montecito Way has a 40-foot-wide right-of-way and is paved to a width of 24 feet consisting of two 12-foot-wide travel lanes (one lane traveling in each direction).

This roadway segment would be reclassified as a rural light collector road. Within Montecito Way, the Project proposes a paved uniform width of 40 feet within a 60-foot-wide right-of-way. Up to 20 feet of excess, unimproved right-of-way width would remain from Sonora Way to within approximately 500 feet north of El Paso Street. Within the proposed 60-foot-wide right-of-way improvement area, the Project would construct two 14-foot-wide travel lanes (one lane traveling in each direction; Figure 1-22). A six-foot-wide bicycle lane would be provided on each side of the road. The edge of the pavement would be finished with curbs and gutters and an eight-foot-wide native soil multi-purpose trail would be located along the western side of the road within the remaining right-of-way. Design exceptions for this roadway include removal of parking to provide bike lanes and removal of sidewalks and replacement with a multi-purpose trail along the west side of the road

(Stevens Cresto 2007). Maintenance of the trail and landscaping within the Montecito Way right-of-way would be maintained by the County or adjacent homeowners.

The proposed right-of-way acquisition and conceptual grading plans for widening of Montecito Way are depicted on Figures 1-23a and 1-23b. Proposed improvements to Montecito Way would require dedication of the portion of the proposed right-of-way that is within the SPA, as well as acquisition of additional new right-of-way for expanded pavement width, slope, and landscape maintenance. An approximate width of 10 feet would be acquired along the entire length of Montecito Way on the eastern side of the road (a total of 3,880 feet in length) and an approximate width of 10 feet would be acquired along the western side of the road for a distance of approximately 2,560 feet between the SPA boundary and Montecito Road.

Additional improvements along Montecito Way would include: replacing one storm drain crossing; replacing public utilities, such as water meters, electrical lines, and fire hydrants; and relocating or replacing existing mailboxes, fencing, driveways, and landscaping if impacted during these proposed improvements. Existing overhead utility lines along the east side of this existing roadway segment could require relocation. Grading to widen Montecito Way is estimated to require 11,800 c.y. of cut and 3,300 c.y. of fill, with an estimated 8,500 c.y. of material to be used on the Project site. Cut/fill slopes along the east and west sides of Montecito Way would extend up to 10 horizontal feet beyond the proposed edge of the right-of-way and would be a maximum of 5 feet in height.

Although this extension is not proposed as part of the Montecito Ranch Project, design specifics for a potential future SA 330 extension between Montecito Road and Main Street (SR 67) are provided under Section 5.8.6 of this EIR. Interested readers are referred to page 5-25 of this EIR.

Montecito Road

Montecito Road is currently a two-lane rural collector road connecting Montecito Way to Main Street for a length of approximately 4,510 feet. Montecito Road has a right-of-way width of 50 feet, with approximately 36 feet of pavement, which consists of two 18-foot-wide travel lanes (one lane traveling in each direction).

This segment of Montecito Road would be reclassified as a rural light collector road. Under the Proposed Project, Montecito Road would be paved to a uniform width of 40 feet within a 60-foot-wide right-of-way consisting of two 14-foot-wide travel lanes (one lane traveling in each direction). A six-foot-wide bike lane would be provided on each side of the road (Figures 1-24 and 1-25a through 1-25e). The edge of the pavement would be finished with curbs and gutters and an eight-foot-wide native soil multi-purpose trail would be located along the north side of the road within the remaining right-of-way. Proposed improvements to Montecito Road would require acquisition of approximately five feet of additional right-of-way along both sides of this roadway, not including acquisition that is required for intersection improvements. Grading to widen this roadway is estimated to require 14,100 c.y. of cut and 26,600 c.y. of fill, requiring that 12,500 c.y. of suitable fill material be provided from the Montecito Ranch SPA site. Cut/fill slopes along the east and west sides of Montecito Road would extend up to 24 horizontal feet beyond the proposed edge of the right-of-way and would be up to 12 feet in height.

Additional improvements along Montecito Road would include replacing seven storm drain crossings and existing public utilities, such as water meters, electrical lines, and fire hydrants. Existing

mailboxes, fencing, driveways, and landscaping impacted by the road widening could require replacement. It is estimated that portions of approximately 33 existing driveways or access roads would be affected by this road widening. Existing overhead utility lines located along both sides of this road could require relocation.

The existing bridge crossing over Santa Maria Creek along Montecito Road also would be improved. The existing 30-foot-wide bridge consists of two 15-foot-wide travel lanes (one lane traveling in each direction). Attached to the roadway bridge is a five-foot-wide pedestrian footbridge. Proposed improvements include widening the bridge to a total width of 52 feet, which would include: two 20-foot-wide travel lanes (one lane traveling in each direction) and one 10-foot wide pedestrian/equestrian pathway along the north side of the bridge (refer to Figure 1-26). To accommodate equestrians, the pathway would be covered with an acceptable non-slip, all weather surface (e.g., stabilized decomposed granite, wood, etc.) and appropriate protective railing (a minimum of 60 inches high) would be constructed along both sides of the pathway.

Intersection Improvements

To address projected Project traffic effects, certain intersection improvements are required. At the intersection of Pine Street/Main Street, the Project would be required to provide restriping of the north leg of the intersection to provide a southbound to westbound right-turn/through lane or an eastbound dedicated left-turn lane (Figures 1-27 and 1-28), as well as modifying the signal. Thus, the Project would improve the segment of Pine Street between B Street and Main Street to a pavement width of 40 feet within a 60-foot-wide right-of-way if not completed by another entity.

Currently, traffic at the intersection of Ash Street/Pine Street is controlled by two-way stop signs located on Ash Street, allowing for continuous through traffic on Pine Street. Improvements to this intersection to mitigate Project traffic impacts would include signalization and restriping as shown in Figure 1-29.

The intersection of Montecito Way/Montecito Road would be improved by expanding existing rights-of-way and pavement and restriping along portions of Montecito Way and Montecito Road (Figure 1-30), to accommodate the required turn lanes. Montecito Road's existing right-of-way to the east of Montecito Way is 55 feet wide and would be expanded to 66 feet wide along Montecito Road. The intersection of Montecito Way/Montecito Road would be controlled by two-way stop signs located on Montecito Road (i.e., traffic along Montecito Way would not be required to stop).

The intersection of Main Street/Montecito Road would be improved by expanding a portion of the existing right-of-way and pavement and by restriping of Montecito Road north of Main Street to provide a westbound dedicated right-turn lane onto Main Street (Figure 1-31), as well as modifying the signal.

Improvements to SR 67/Highland Valley Road/Dye Road would include expansion of right-of-way and pavement at the intersection to provide additional turn lanes (Figure 1-32). The signal at this location also would be modified.

The Project also would include the signalization of the intersection of SR 67/Archie Moore Road (Figure 1-33).

In addition to the above-described intersection improvements, the Project would provide a fair share contribution toward improvements at the intersection of Pine Street/Olive Street to mitigate for significant traffic impacts. Caltrans has a pending project to signalize and provide left-turn pockets at the Pine Street/Olive Street intersection. Please refer to Subchapter 2.1, Transportation/Circulation, for additional discussion of transportation mitigation requirements.

Landscape Concept Plan

The proposed Conceptual Landscape Master Plan for Montecito Ranch is provided on Figure 1-34.[1] Vegetation indigenous to the area would be emphasized in the landscape concept, supplemented by compatible, non-invasive ornamental plant materials. Entry monuments, streetscapes, fencing, and signage are proposed to reinforce the character of a rural subdivision. Major landscaping is proposed at the easternmost and westernmost Montecito Ranch Road entries into the proposed residential areas. None of the entry monuments, landscaping, irrigation systems or fencing would be placed within the proposed pathways. Under Wastewater Management Option 2, reclaimed water from the proposed WRF would be used for irrigation of the proposed on-site parks, landscaped areas along project roadways, and the future school.

A Fire Protection Plan has been prepared for the Proposed Project and is included as Appendix P (RC Biological Consulting, Inc. 2008). A fuel modification zone is identified on the Project plans (Figure 1-35), surrounding the proposed residential development pads, and the charter high school and park sites. The fuel modification zones generally would be 100 to 150 feet wide, depending on adjacency to high fuel threat vegetation.

Fuel modification zones would be provided in accordance with the Public Resources Code for Minimum Statewide Clearance of Brush. The fuel modification zones would consist of Zones A, B, and C. Zone A would be 100 feet wide around proposed structures and would consist of landscape plantings that are maintained and irrigated. Zone B would consist of the remaining width (up to 50 feet) in areas where the fuel management zone is greater than 100 feet. Distances are measured on a horizontal plane. Zone B either would be cleared in conformance with Zone A or native vegetation within this zone would be thinned to 50 percent. Zone C would occur within the four HOA maintenance lots surrounding drainages adjacent to the proposed residential development. The purpose of Zone C is to slow and/or stop a fire that may follow the natural vegetation up the drainages and between proposed residential development areas. Zone C would not extend across the drainage located between the Unit 1 and 2 residential areas due to the requirement to avoid impacts to RPO wetlands and buffers. Native vegetation within Zone C would be thinned to 30 percent, and annual or weedy species would be trimmed to a height no greater than three inches. In addition, 10-foot-wide fuel modification zones, pursuant to the Consolidated Fire Code, would be provided on either side of roadways. Fuel modification zones along roadways would be cleared in conformance with Zone A. This also would be consistent with the Wildland/Urban Interface Standards of the County Fire Code, which requires a minimum 100-foot-wide fuel modification zone from structures and a minimum of 10 feet of clearance on either side of roadways within the proposed right-of-way/limits of disturbance. Under Wastewater Management Option 2, the WRF would not require fire clearing due to the location and size of the storage ponds adjacent to open space. Additionally, no combustible structures greater than 250 s.f. would be located on the WRF site.

[1] The County currently does not have adopted landscape placement guidelines related to roadways (i.e., separation of travel lanes and vegetation); therefore, the City of San Diego landscape guidelines have been used as a basis for the Project.

Some exceptions to the above discussion are proposed where proposed lots would abut off-site development of low-fire danger habitat. Lots 3 through 17 would have minimum fuel management zones of 30 to 50 feet wide. A reduction from the minimum of 100 feet of fire clearing is allowed within the Consolidated Fire Code at the discretion of the Ramona Municipal Water District (RMWD). Lots 3, 4, and 14 through 17 abut existing off-site, landscaped development; therefore, the fuel modification zone for these lots would only be 30 feet wide. This distance would be acceptable due to the minimal threat posed by the adjacent developed lands. Lots 5 through 13 abut open space lot 248, which is approximately 2.8 acres and includes a County Resource Protection Ordinance (RPO) wetland and wetland buffer. The fuel management zone would be 50 feet wide in this area. This width should be adequate, because this open space lot is small and composed of low fuel threat vegetation (i.e., riparian scrub and non-native grasslands).

Charter High School Site, Park Sites and Equestrian Staging Area

The Proposed Project would dedicate land in the southwestern portion of the Montecito Ranch SPA for future development of a 10.6-acre charter high school (Figure 1-10). In addition, the Project Applicant would fully develop and dedicate an 8.3-acre local park and an 11.9-acre historic park (Figure 1-10). The northern portion of the historic park site includes the historic Montecito Ranch House, which would be renovated by the Proposed Project. The southern portion of the historic park site would include an equestrian staging area, which also would act as an overflow parking area for the parks and school site. The equestrian facilities to be provided at the staging area would include several 15-foot by 15-foot horse pens, an 80-foot diameter round pen, an animal wash down area, hitching posts, a 100-foot by 150-foot arena with bleacher seating, a picnic area, and parking (including horse trailer parking) (Figure 1-11). This area would connect to the regional trail system. The parking area would be graded, surfaced with decomposed granite, and landscaped around the perimeter. The charter high school site, historic park site, and public park are consolidated in the proposed specific plan to encourage shared uses among these future facilities. The local park would be developed with play fields, a tot lot, picnic areas, and restrooms. Upon completion, the 8.3-acre local park would be dedicated to the County Department of Parks and Recreation and would serve Montecito Ranch residents and the surrounding community. The 11.9-acre historic park site, featuring the historic Montecito Ranch House, would be developed by the Project and dedicated to the County or cooperating group for preservation and maintenance as an interpretive center, community center, or museum. The charter high school site would be dedicated for future school development by the Ramona Unified School District (RUSD) or other appropriate entity. For the purpose of this document, it is assumed that the subject school would serve up to 600 students. Proposed recreational resources within the SPA also include a multi-purpose trail system, including regional trail connections within dedicated open space areas, as discussed below.

Open Space Easements and Trails

A total of 573.8 acres (61.2 percent) of the Project site would be dedicated open space under Wastewater Management Option 1 and 549.1 acres (58.8 percent) of the site would be dedicated open space under Option 2 (Figure 1-36). The easements would include 558.2 acres of biological preserve areas under Option 1 (533.5 acres under Option 2) containing the following nine sensitive habitat types: southern coast live oak riparian forest, open Engelmann oak woodland, dense Engelmann oak woodland, southern riparian scrub, disturbed wetland, Diegan coastal sage scrub, southern mixed chaparral, chamise chaparral, and non-native grassland. Some eucalyptus woodland

and disturbed land also is included within the dedicated open space areas. Important archaeological resources, rock outcrops, steep slopes, wetland buffer areas, and other environmentally sensitive areas also are present within the dedicated open space areas. No new development or fuel modification would be permitted within dedicated biological open space.

The Specific Plan proposes a 7.8-mile long multi-purpose trail system within the Project site, designed to accommodate outdoor activities such as hiking, horseback riding, and bicycling. The proposed trail system includes multi-purpose community trails within proposed open space connecting to existing trails off site to the north, south, east, and west, as well as a community pathway along proposed Montecito Ranch Road and the segment of Montecito Way within the Project site (Figure 1-36). Community feeder trails also throughout the proposed on-site residential development. The community trails would generally be 8 feet wide within an assumed 12-foot-wide impact area to account for both direct and indirect impacts. The community pathway also is planned to be eight feet wide. The trail lengths would total approximately 3.8 miles within dedicated open space areas, 1.7 miles within residential lots, and 2.3 miles within on-site road rights-of-way. In addition, the Project would continue the eight-foot-wide community pathway off site along Ash Street, Montecito Way, and Montecito Road (a total of 2.8 miles). Trails would link to the County Regional Trail System. An information kiosk would be installed in the equestrian staging and overflow parking area within the proposed historic park site.

The Project would include a GPA to the Circulation Element. The Proposed Project also would require an amendment to the Ramona Community Trails and Pathways Plan within the San Diego County Community Trails Master Plan (CTMP; County 2005). Figure 1-37 shows the existing trails and pathways network as presented in the CTMP and Figure 1-38 shows the proposed trails and pathways network. Specific changes would include:

1. Elimination of SA 603 and associated trail between Pine Street and Rangeland Road.
2. Addition of trail along SA 330 between Sonora Way and Pine Street (the new segment of SA 330 would include Montecito Ranch Road and Ash Street).
3. Realignment of SA 330 trail between Montecito Road and SR 67.

Public Services

As mentioned previously, the Project Applicant would fully develop and dedicate the 8.3-acre local park, which would be managed by County Department of Parks and Recreation. The historic park site would be developed by the Project and managed by County Department of Parks and Recreation and/or other local agencies or non-profit organizations. The Project Applicant also would dedicate land for a charter high school. The manager of the parks would be reimbursed through an assessment mechanism such as an LMD. Students residing within the Project site would be served by the RUSD, which would develop and manage the charter high school site.

The California Department of Forestry (CDF) in association with the Ramona Fire District (RFD) would provide fire protection services to the Proposed Project, except for one parcel (Assessor's Parcel Number [APN] 280-010-08-00). This parcel, which would be within dedicated open space, would not be annexed into the RFD, but instead would continue to receive fire protection services from the San Pasqual Volunteer Fire Department. The San Diego County Sheriff's Department and California Highway Patrol (CHP) would provide police protection services and Ramona Disposal Service would provide solid waste services to the Project site.

Utilities

Potable Water Service

RMWD would provide potable water service to the Proposed Project. Except for one parcel (APN 280-010-08-00), the Project site is located within RMWD's existing water service boundaries. Parcel 280-010-08-00 would remain within dedicated open space and would not require water service or annexation to RMWD. The proposed potable water supply system within the Project site is shown in Figure 1-39. Potable water would be supplied to the site via off-site connections to existing pipelines within Montecito Road and Pine Street, as shown in Figure 1-3. One approximately 4,000-foot-long (0.75-mile-long), 12-inch polyvinyl chloride (PVC) water line would be extended northerly along Montecito Way to the Project site from the existing 14-inch main in Montecito Road. A second 12-inch PVC water line would be extended from the existing 14-inch line in Pine Street, approximately 4,000 feet (0.75 mile) westerly within Ash Street to the Project site. The proposed off-site connections would be installed during construction of the proposed improvements to Montecito Way and Ash Street. In addition, under Wastewater Management Option 1, an off-site 1.26-million gallon water storage tank (0.91-million gallon under Option 2) would be installed just west of the Project site on an adjacent property. (The smaller tank under Option 2 would adequately accommodate water storage, because the Project would have the benefit of using reclaimed water from an on-site WRF.) The tank would be approximately 30 feet high and 88 feet in diameter under Option 1 and 75 feet in diameter under Option 2. A pipeline would connect the water storage tank to the proposed pipeline within Montecito Way. This pipeline would be installed under a proposed 20-foot-wide access road to the water storage tank. Construction of the water storage tank, associated pipelines, and access road would result in ground disturbance of approximately 1.7 acre on site and 2.2 acres off site. The Project also would require and include the installation of a water booster pump station on a 10,000-s.f. (0.2-acre) lot at the northwestern corner of the Montecito Road/Montecito Way intersection. The pump station would be built above grade and measure approximately 15 feet by 20 feet and 10 feet high with a pitched roof. The lot would include space to park up to three maintenance vehicles or access for a crane vehicle to replace pump motors and other equipment and would be fenced and landscaped around the perimeter.

Water would be supplied to the proposed pipelines from RMWD Zone 1820. Based on the capital facility plans of RMWD, the Project site can be served from the 1820 zone within the Project construction time frame. All water lines would be designed in accordance with RMWD requirements and installation would comply with the specifications and requirements of the County Department of Public Works, County Department of Health, and State regulations.

Wastewater Collection and Treatment

The proposed Sewer Plan within the Montecito Ranch development is provided in Figure 1-40. Wastewater from the proposed residential neighborhoods would be collected in eight-inch sewers and would flow to two proposed pump stations, one in each residential development area. One pump station would be located on lot 79 between lots 78 and 210 along Street H in Unit 1 (see Figure 1-8). The second pump station would be located on lot 294 between lots 293 and 295 at the terminus of Street L in Unit 2 (see Figure 1-9). From there, the wastewater would be pumped through four-inch force mains to the proposed eight-inch gravity sewer line in Montecito Ranch Road to the southwestern corner of the Project site.

Wastewater Management Option 1, Off-site Sewer Connection

Under Wastewater Management Option 1, wastewater management for the Project would be provided by RMWD and off-site sewer improvements would be required. The Project site is located beyond RMWD's existing sewer service boundaries and sphere of influence and would require annexation into the RMWD and expansion of latent powers, which would require approval by the Local Agency Formation Commission (LAFCO). RMWD has indicated that the Santa Maria WTP does not currently have sufficient capacity to serve the Proposed Project, and has indicated that facilities could be made available to serve the Project within a five-year period if the Project Applicant would contribute funding for all facilities associated with expansion of the existing Santa Maria WTP, including administrative, design, and construction costs, as well as the cost of a percentage of the value of existing facilities (see letter from RMWD dated February 17, 2004 in Appendix O).

Proposed off-site sewer improvements would consist of a sewer force main from the southwestern corner of the Project site within Montecito Way, easterly within Montecito Road, and southerly within Kalbaugh Street to an existing manhole and transmission main approximately 50 feet south of the southern terminus of Kalbaugh Street and north of Santa Maria Creek. The sewer line would be placed within existing roadway, and no disturbance would occur beyond the existing roadbeds with regard to placement of the pipeline. The total length of this sewer line would be approximately 9,000 feet (1.7 miles). The wastewater from the Proposed Project would be treated at Santa Maria WTP, if capacity becomes available. A sewer pump station would be placed in the overflow parking/equestrian staging area within the historic park site. The pump station would be housed within a structure with architectural treatments, including fencing and landscaping, that would be compatible with the surrounding historic buildings. The sewer pipeline would be installed within a 20-foot-wide sewer easement within existing right-of-way. A 30-foot-wide construction impact area is assumed.

Wastewater Management Option 2, WRF

Under Wastewater Management Option 2, annexation to RMWD would not be required and all wastewater would flow toward the southwestern corner of the Project site to a proposed on-site WRF. The WRF would have the capacity to serve only the Proposed Project.

If Wastewater Management Option 2 is chosen by the Board of Supervisors, the WRF would be owned and operated by a public agency. A Master Reclamation Plan for the proposed WRF must be approved by the County Board of Supervisors prior to project approval. The Project would need to obtain a Waste Discharge Permit for the WRF from the San Diego Regional Water Quality Control Board (RWQCB). The waste discharge permit provides for monitoring and testing requirements at the facility, as well as for monitoring and testing of reclaimed water used for irrigation. The effluent is proposed to meet Title 22, Division 4 of the California Administrative Code for unrestricted irrigation reuse of reclaimed water. In addition, the State Health Department provides guidelines for redundancy (back up or standby equipment) and reliability of the WRF. This particular facility would need to meet all requirements of the State Health Department for unrestricted reuse of the water generated at the facility.

The WRF would be sized to treat up to 110,000 gallons per day (gpd) of wastewater, which includes a 20 percent contingency factor. Treatment buildings associated with the WRF would be located within a 0.9-acre area. Treated wastewater would flow to five storage ponds (6.9 acres total). A

portion of the reclaimed water would be used on site for irrigation of public and private landscaped areas. The remaining unused portion would be distributed over a proposed 16.9-acre spray field (Figure 1-10). Adequate processing at the WRF assumes a minimum flow associated with residential occupation of approximately 50 homes. Prior to reaching the threshold for adequate flow, sewage would be pumped (via the system/pump station described below) to a subsurface holding tank. It would then be trucked off site to an approved facility via contract with a licensed hauling company. The reader should note that this program would be in place only for a limited time. Assuming eight homes per month are occupied upon availability for sale, the WRF would become operational at the end of six months. Assuming that each home generates 240 gpd, and each truck can carry 5,000 gallons, one truck per day per 20 homes would be required. This equates to a maximum of three truckloads (six one-way trips) per day by the end of the six-month period.

Once approximately 50 homes are occupied and the treatment plant is in operation, the on-site WRF would treat, store, and dispose of treated effluent. At buildout, the Project would generate approximately 109,510 gpd of wastewater (Dexter Wilson Engineering, Inc. [Dexter Wilson] 2006; refer to Appendix O). A safety factor has been embedded into the sewage generation rate for the Project (240 gpd per house or equivalent dwelling unit; refer to Section 4.1.5, Utilities/Service Systems, for additional details), which is higher than anticipated due to the use of low-flow fixtures in the proposed homes and parks, and future charter high school. Because of this embedded safety factor, the approximate design capacity for the WRF would be 110,000 gpd. The WRF would be designed to accommodate an hourly peak flow of 396,000 gpd for up to approximately 1.4 hours before the overflow rate would exceed 1,000 gpd per s.f. The peak wet weather flow and wastewater volumes were estimated to determine the treatment plant size and operating requirements. Table 1-5 provides the WRF design criteria.

Wastewater generated by the Project would undergo a tertiary treatment process at the on-site WRF (Dexter Wilson 2006). Table 1-6 provides the specifics of the WRF components. Primary treatment of the wastewater would utilize influent screening. The force main from the influent pump station would discharge directly into one of two stainless steel rotary screens. The resulting screened material would drop into a compactor that would wash and dewater the screenings to a solids content for disposal at a local landfill. The influent pump station would contain two submersible pumps. Each pump would be sized for the peak project flow of approximately 300 gallons per minute (gpm).

After screening, the SEQUOX® activated sludge process would be used as a secondary treatment (Aero-Mod, Inc. 2006). Influent would enter two selector tanks, where the raw sewage would be combined with returned activated sludge (RAS) from the clarifiers. This mixture would then flow into two continuously aerated first stage aeration basins, where adequate retention time would be provided to achieve high removal of biochemical oxygen demand (BOD) and ammonia. At regular intervals during the first stage aeration, solids would be automatically or manually transmitted to the aerobic digester. The solids would then be dewatered through a belt filter press. Following dewatering, the solids would be hauled to a local landfill. The air from the building in which dewatering would occur would be scrubbed through the aeration tanks prior to discharge.

Following first stage aeration, the liquid process flow would continue into two second stage aeration basins, where the air would be sequenced to further reduce BOD and ammonia levels. This system of denitrification would allow the total nitrate levels to be reduced to less than 10 milligrams per liter as nitrogen. Denitrification also would reduce overall oxygen requirements and reclaim alkalinity. Aeration typically is sequenced on and off between tanks in increments of two hours. This cycle is

repeated several times as the liquid mass progresses through the tanks to two clarifiers. Within the clarifiers, RAS would settle and be hydraulically returned to the selector tanks. The clarified effluent would then be decanted (poured from one container to another, leaving any sediment behind) through submerged weirs (dams).

Tertiary treatment would use continuous backward, up flow, granular media filters. Disinfection at the WRF would be accomplished through the use of sodium hypochlorite and a chlorine contact tank. The tank must meet the requirements of the California Department of Health Services, obtaining the required certification prior to use of treated effluent from the WRF for irrigation. An effluent pump station would deliver treated water to the on-site irrigation system.

During wet weather conditions, when irrigation is not necessary, treated effluent would be stored in the five treated water storage ponds located immediately northwest of the WRF site. These storage ponds would be unlined and five feet in depth. The ponds would be designed to hold up to a total of 9.24 million gallons of reclaimed water, enough for 84 days of storage during wet weather conditions. An access road would be located around the perimeter of the ponds. Because they would be unlined, these ponds would serve as habitat for plant and animal species. For purposes of conservative evaluation, however, the storage ponds have not been included within on-site dedicated open space acreages.

Other components of the WRF would include an emergency diesel generator to operate the entire WRF and fuel storage to allow generator operation for 24 hours, a plant drainage system that would allow all process units to be drained, and a 110,000-gallon tank for storage of non-compliant effluent (e.g., effluent that has not been fully treated to tertiary standards) for use in the event of a power failure or other excess capacity demand situation. The plant also would be equipped with a spill containment system that would collect materials from overflows, pipe breaks, and equipment failures and deliver them to the non-compliant effluent storage tank. The emergency generators for the WRF and pump stations would require permits from the Air Quality Management Board. The reader is referred to Table 1-6 for specifics regarding equipment involved in this process. Materials that are expected to be regularly used at the WRF include sodium hypochlorite (liquid solution) for disinfection of the treated effluent, polymer for sludge thickening, diesel fuel for operating the emergency generator, and lubricants and greases for maintenance of machinery. Chlorine gas would not be used.

The WRF would include four buildings on a 0.9-acre site immediately south of the charter high school site along the eastern side of Montecito Ranch Road. The operations building would contain some offices, a laboratory, and the emergency power generator for the WRF. A below-grade building would house the effluent storage tank. The top of this building would be at grade. The treatment process package and the influent pump station would occupy a third building. The last building would house the effluent filter and chlorine contact tank. The dimensions and locations of the buildings within the WRF site have not been finalized; however, all of the above-grade buildings would be single story, with a maximum height of approximately 14 feet. The exterior architectural treatment of the above-grade buildings would be consistent with the residential architecture within the Project (e.g., California Ranch, Craftsman, Monterey, or Spanish revival). The buildings would emphasize a compatible profile to blend with the nearby historic Montecito Ranch House. Similar to the proposed homes, the WRF buildings would be finished with stone, brick, or wood, and soft or neutral colors. The WRF would be fenced with coated chain link fencing, and screened with landscape plantings around the perimeter.

Security lighting would be installed within the 0.9-acre WRF area and would be activated only when operators are present and the access gate is activated. Security lighting would be limited to within the perimeter of the facility and would be directed downward to prevent the flow of light to adjacent areas including the charter high school site and open space. All mechanical equipment would be housed inside buildings or noise attenuating covers. The facility would be designed so that all noise generated on site meets the County Noise Ordinance requirement that the noise level be 45 decibels (dB) or less (at night) at the WRF site boundary. Staff would be minimal, with maintenance, management, and supervision of the WRF resulting in approximately 10 average daily trips (ADTs).

The Proposed Project would generate approximately 123 acre-feet per year of reclaimed water (Dexter Wilson 2006). Based on a water use rate of 3 acre-feet per acre per year, approximately 41 acres of irrigation area would be required to dispose of all wastewater generated by the Project. Reclaimed water would be used on site to offset the need to use potable water for irrigation. Approximately 50 acres of landscaped areas on site, including manufactured slopes, streetscapes, parks, future school landscaping, and screening plantings for the WRF, could be irrigated with reclaimed water. Distribution pipelines would be installed within project roadways, parallel to proposed potable water pipelines, to deliver the reclaimed water to the targeted on-site uses (Figure 1-41). Any remaining reclaimed water (e.g., when demand is low due to rainfall, or prior to school construction, etc.) would be distributed over the proposed 16.9-acre spray field. Irrigation lines and sprinkler heads would be installed in the spray field.

Other Utility Services

SDG&E and telecommunications companies would extend services to the site from existing utilities and infrastructure located within the adjacent residential communities to the south and east. These dry utilities would be installed within the proposed on-site roadway rights-of-way. Existing utility lines within and adjacent to the proposed roadways that would be widened by the Project may be relocated in consultation with the responsible utility service providers, as necessary.

Hydrology

Existing drainage within the Project site is variable in direction, with overall drainage patterns moving off-site to the north and south. Approximately 56 percent of the site (including the eastern half and areas along the northern boundary) currently drains to the north through Clevenger Canyon, with this flow entering Santa Ysabel Creek approximately one mile north of the site. The remaining 44 percent of the site drains approximately one mile south to Santa Maria Creek through several small, unnamed tributaries and as sheet flow.

A number of natural drainages occur throughout the Project site. Runoff from the Proposed Project, including Montecito Ranch Road, would flow to storm drains and/or one of five proposed stormwater detention basins, as shown on the conceptual on-site storm drain plan in Figure 1-42, and treated for release into existing drainage courses. These proposed stormwater detention basins would be located outside dedicated open space areas. Reinforced concrete pipe culverts with wing walls would be used where an existing creek bed intersects with roadways or development. A comprehensive drainage plan is included as Appendix I.

Several existing drainage crossings in Ash Street, Montecito Way, and Montecito Road would be improved as part of the proposed off-site road widening plans, as described above.

Grading and Construction Phasing

The Proposed Project would require grading and improvements, including fuel modification zones, to approximately 330 acres on site, as depicted on Figures 1-7 through 1-10. Estimated total cut and fill on site would be 2,950,000 and 2,948,000 c.y., respectively. Overall Project earthwork would be balanced by the import of 2,000 c.y. from off-site roadway areas. Grading would be consolidated in the flatter portions of the site, thus minimizing impacts to slopes that exceed 25 percent gradient. Both cuts and fills are proposed within the two development units. Fill material would be transferred from Unit 1 to the Unit 2 residential area and the local park and charter high school sites. Roadways would be constructed as traffic demand requires. See "Development Phasing Strategy" below for details. Manufactured slopes are proposed in both Units 1 and 2 (refer to Figure 1-7). The maximum heights of manufactured cut and fill slopes each would be 50 feet, with a maximum 2:1 slope gradient. Prominent rock outcroppings would be preserved and blasting is not anticipated.

Both Units 1 and 2 would be in various stages of grading/construction at the same time. Construction is anticipated to take a total of three to six years to complete. The maximum (worst case) assumed grading/construction conditions would entail both planning units under grading at the same time. The total anticipated disturbance area on site would be 330 acres, with a maximum of 200 acres exposed at one time. It is assumed that up to 41 acres of the site would be disturbed on any given day under this worse-case scenario. Required roadway improvements would be constructed in phases, to ensure that improvements are in place at the time of need. The following matrix outlines when roadway improvements would occur in relation to Project phasing.

For purposes of impact analysis, the grading equipment that would be used on site has been estimated to include eight scrapers, four roller compactors, four haul trucks, three water trucks, two backhoes, one D-8 dozer, one D-9 dozer, one D-10 dozer, one rubber tire dozer, one loader, one motor grader, and one tube grinder. Utilities and surface improvements on site are estimated to require at a maximum three rollers, two backhoes, two motor graders, one excavator, one excavator with a compaction wheel, one loader, one water truck, one scraper, one vibratory roller, one curb machine (concrete paver), one paver, one crane, and one skiploader. During housing construction, the estimated maximum equipment requirements would include eight forklifts, four generators, and two cranes. The maximum estimated construction equipment requirements for off-site roadway improvements are as follows: three pavers, three rollers, two motor graders, one scraper, one water truck, and one skiploader. An estimated 15 to 240 workers per day (depending on the construction activity) would be required to complete grading and construction of the Project under Wastewater Management Option 1. It is estimated that an additional 70 workers per day would be required to construct the WRF under Option 2. Construction vehicles would access the site via SR 67, Montecito Road, and Montecito Way and/or SR 78 and Ash Street. Construction staging areas would be located within the proposed grading areas for the SPA and off-site roads.

DEVELOPMENT PHASING STRATEGY FOR TRAFFIC IMPROVEMENTS		
Phase	**Land Use Threshold**	**Improvements Required**[1]

1	Prior to occupation of the first home	• Improve Ash Street between the eastern Project site boundary and Pine Street
		• Improve Montecito Way between Sonora Way and Montecito Road
		• Construct Montecito Ranch Road between Montecito Way and Ash Street
		• Improve intersections of:
		  • Ash Street/Pine Street
		  • Pine Street/Olive Street (if not already completed)
		  • Main Street/Montecito Road
		  • Montecito Way/Montecito Road

2	Prior to occupancy of 281st home	• Improve Montecito Road between Montecito Way and Main Street
		• Improve intersections of:
		  • Pine Street/Main Street
		  • SR 67/Highland Valley Road/Dye Road
		  • SR 67/Archie Moore Road

[1] These measures are included as part of Project design features on Table 1-7 and/or mitigation and are included in "List of Mitigation Measures and Environmental Design Considerations" at the end of this EIR and will be included in the Conditions of Approval for the Proposed Project.

The pavement for proposed streets would be designed and constructed according to County requirements.

Grading would balance on and off site and, therefore, Project-related traffic would be restricted to construction workers and supplies for construction. As noted above, the construction period for the Proposed Project would be three to six years. The grading equipment to be used for the Proposed Project would be brought to the site at the beginning of the grading period and would remain on site until the completion of the grading period (e.g., equipment would not be hauled to and from the site daily). Also as noted above, it is anticipated that 15 to 240 workers on any one day would travel to the Project site, with an additional 70 workers required during WRF construction if that sewage treatment scenario is selected by the County during Project approval. It should be noted that 240 workers represents a worst-case scenario for analysis purposes; it is more likely that a maximum of 100 workers would be present on site. It should also be noted that an average of 50 workers would be present at any given time. This would result in an average scenario of 100 worker vehicle trips (50 trips each way) per day; however, trips are likely to occur outside of the peak periods. Approximately 20 construction-related vehicle (truck) trips would be made per day to transport construction material to the Project site during the construction period, which equates to 2.5 truck trips per hour. Housing construction was estimated to take up to approximately four years to complete (assuming work would occur Monday through Friday). It also was assumed that a maximum of 50 trucks per day (100 truck trips per day; 12.5 trips per hour) would transport materials to the site for WRF construction. Construction of the WRF is estimated to take 15 months to complete (assuming work would occur Monday through Friday). Therefore, this worst-case scenario would occur temporarily.

EIR, along with mitigation measures recommended in "List of Mitigation Measures and Environmental Design Considerations."

A primary element of these standard measures is the Traffic Control Plan would be prepared and approved by the County Department of Public Works prior to start of any clearing or grading activities, and would be implemented during construction of the Proposed Project. During roadway and utility improvements, access along segments of Ash Street, Montecito Way, and Montecito Road may be affected, but would remain open to traffic, including emergency vehicles. During roadway improvements, two travel lanes (one in each direction) would remain open at all times, which may require the use of off-pavement shoulders. If Project construction limits traffic to one lane, traffic would be controlled and flagged around the work site. Other traffic control measures may include use of traffic cones, advanced notification signage, and pedestrian/equestrian detours. Construction hours also would be defined in the Traffic Control Plan and would likely be outside of peak traffic periods. Emergency access to all residential and commercial properties (i.e., the shopping center at the east end of Montecito Road) would be maintained at all times. In addition, the construction contractor shall provide a means for public liaison/contact information for public inquiries and concerns.

1.1.3 Technical, Economic, and Environmental Characteristics

The technical characteristics of the Proposed Project are described in the preceding Section 1.1.2, including the proposed land uses, land use intensities, open space/trail easements, roadway and intersection improvements, supporting public services and facilities, drainage, grading and construction plans and phasing, and landscaping.

The economic characteristics of the Project are addressed where relevant above in Section 1.1.2, as well as in Chapters 2.0, 3.0, and 5.0, where available and applicable. Such discussions include responsibilities for land acquisition/dedication, construction and maintenance of the Project elements, and for the mitigation of Project-related impacts, to the extent that economic responsibilities have been determined. The Project is unable to carry the entire economic burden for public facilities that would be provided by the Project and also would benefit others. Shared implementation responsibility (e.g., the historic park and charter high school site) and reimbursement through the County's Transportation Impact Fee (TIF) program are anticipated. Cost sharing for the construction of public facilities that benefit the Project and others is subject to negotiation as part of the on-going project review and approval process.

Standard measures are proposed during the grading and construction phase to reduce adverse environmental effects related to the issues of air quality; water quality, erosion and sedimentation; geotechnical issues; flood hazard; sewer pump station odors; and aesthetics as discussed in Chapters 2.0, 3.0, and 5.0. Additional measures are proposed as a matter of specific project design to minimize potential long-term adverse effects associated with the issues of transportation/circulation; drainage; water quality, erosion and sedimentation; fire hazard; sewer pump station odors; noise; and public services, as detailed in Chapters 2.0, 3.0, and 4.0. These environmental design considerations are listed on Table 1-7 and are also included in a list at the end of the EIR (List of Mitigation Measures and Environmental Design Considerations), along with mitigation measures recommended in Chapters 2.0 and 3.0. Topics for which environmental design measures are proposed as part of the project description are listed on Table 1-7 in the order they are discussed in this EIR.

1.1.4 Background Information

The Notice of Preparation (NOP) of an EIR for the Proposed Project was published on February 20, 2002 and was distributed, along with the Initial Study for the Proposed Project, to the State Clearinghouse, responsible agencies, and interested citizens and community groups for a 30-day public review period, pursuant to California Environmental Quality Act (CEQA) Guidelines. Twelve letters were received in response to the NOP. The issues raised in response to the NOP required that the EIR expand its discussion of Biological Resources, Transportation/Circulation, and Hazards. Appendix A includes the NOP in its entirety and its related comments.

The 2002 Project design included a proposed 347-unit residential development on two- to four-acre lots in conformance with the RCP. Although the RCP also allows up to 417 units within the Montecito Ranch SPA, it was not possible to provide 417 two- to four-acre lots and also preserve sensitive resources on the site. A development alternative consisting of 417 units on smaller lots also was evaluated. The 2002 Project design also included the extension of SA 603 through the Project site westerly to Rangeland Road, in the approximate configuration shown on the Circulation Plan for Ramona. Based on the environmental analysis, County staff review, and agreements reached during a series of meetings between the Project Applicant and County staff, including field meetings at the Project site, it was agreed that a more consolidated residential development design, with smaller lots, would be environmentally preferred and the Tentative Map was revised to reflect a 417-unit consolidated development design, modified from the previous development alternative design, to address certain other staff comments and concerns. Furthermore, it was agreed that the extension of SA 603 to Rangeland Road would result in unacceptable Project-related and growth-inducing impacts upon the Ramona Grasslands and that alternate off-site roadway improvements should be identified to accommodate project traffic. The proposed off-site circulation improvements were therefore modified to reflect the widening of existing roadways (Ash Street, Montecito Way, Montecito Road, and Pine Street) to accommodate Project traffic.

Additional project modifications have been incorporated into the current Project design to address the concerns of the RMWD, the Ramona Fire Marshal, County Department of Parks and Recreation, County Department of Public Works, and Caltrans. A water tank has been added to the Project design, located off site to the west, in order to achieve the required elevation for gravity flow to the Project. A water booster pump station was added at the northwestern corner of Montecito Road and Montecito Way to pump potable water to the water tank. Because it may not be feasible for the Project to be served by the Santa Maria WTP to the south of the Project, a 110,000-gallon package WRF, and associated treated water storage ponds and spray fields have been added to the Proposed Project as Wastewater Management Option 2. This option would allow for the on-site use of reclaimed water for irrigation of HOA-maintained and public landscaped areas via distribution lines that would be installed within on-site Project roadways. Proposed brush management has been modified to reflect current Fire Marshal requirements and park sizes have been adjusted to reflect agreements with County staff.

In addition to the above-described revised project elements, in 2002, portions of the Montecito Ranch SPA underwent agricultural disking. (Refer to Figure 3.2-1 of Subchapter 3.2, Biological Resources, for the location of previously disked areas [mitigated impacted area].) Much of the land disked had either been previously farmed or grazed, and was non-native grassland. During the 2002 disking activity, however, sensitive biological resources identified in 2001, including Diegan coastal sage scrub, southern mixed chaparral, vernal pools, and disturbed wetland/seep, were impacted. These

impacts have been addressed and mitigated through the Natural Community Conservation Planning (NCCP) process, working with County and resource agency staff. As a result, a 220.5-acre area in the western portion of the Project site has been set aside to be dedicated as biological open space, and is not available as mitigation land for the Proposed Project (see Figure 3.2-1). Although the Project would result in impacts to the previously disked area, because impacts to the habitat due to disking in 2002 have already been mitigated, Proposed Project impacts in this same area are not counted as new impacts in this EIR.

1.2 Project Objectives

The Proposed Project includes the following objectives:

1. Develop a consolidated residential project that is sensitive to the environment and the rural character of Ramona, and is an asset to the community and region.
2. Conserve the rural character and equestrian environment by preserving large contiguous open space and by dedicating community and regional trails.
3. Provide a range of for-sale, market rate, detached housing types to accommodate projected market needs for single-family houses.
4. Conserve, enhance, and protect natural resources within the Project site and areas of off-site improvements including the Ramona Grasslands, Santa Maria Creek and its tributaries, native vegetation, steep slopes, and major rock outcroppings.
5. Preserve the viewshed of the County Scenic Highway portion of SR 78.
6. Improve regional traffic congestion by creating a "loop road" system that would help minimize project traffic impacts to the Ramona Town Center.
7. Preserve and enhance the historic Montecito Ranch House as a historic park site.
8. Dedicate land for future community needs such as a charter high school and a park.
9. Develop a project that is visually attractive by including street-scene treatments, entry features, and a landscape palette that reflects the natural surrounding environment.

1.3 Intended Uses of the EIR

This Project EIR, pursuant to CEQA Guidelines Sections 15160 through 15170, is an informational document that has been prepared to: (1) inform public agency decision-makers and the public of the potential for significant environmental impacts as a result of Project implementation; (2) identify mitigation measures that would reduce Project impacts; and (3) identify alternatives that would reduce or avoid potentially significant impacts. The decision-makers will consider the information in this EIR, along with social and economic information presented to the County, before taking action on the Proposed Project. This EIR may constitute substantial evidence in the record to support the agency's action on the Project.

As lead agency for the Project under CEQA, the County must make findings, and if appropriate, prepare a Statement of Overriding Considerations if mitigation presented does not reduce impacts to below a level of significance for each significant impact identified in the EIR. Responsible agencies, identified in the following section, will use this EIR in their discretionary approval processes.

1.3.1 Matrix of Project Approvals and Permits

This environmental analysis has been prepared to support the discretionary actions and approvals necessary for implementation of the Proposed Project. The Project would require the following approvals and permits:

Discretionary Approval/Permit	Approving Agency
Specific Plan Vesting Tentative Map 5250 Site Plan Grading Permit Street Vacations Execution of Irrevocable Offer to Dedicate right-of-way Major Use Permit for Montecito Ranch Development Major Use Permit for WRF (under Wastewater Management Option 2 only) Master Reclamation Plan for WRF (under Wastewater Management Option 2 only) Parcel Rezone (A70 to S88) County General Plan Amendments, including to the Circulation Element and RCP County Trails Master Plan Amendment Roadway Design Exceptions for Ash Street and Montecito Way Reclassification of Montecito Way and Montecito Road to rural light collectors Long-term Maintenance Agreement for Parks	County of San Diego
4(d) Habitat Loss Permit	County of San Diego U.S. Fish and Wildlife Service California Department of Fish and Game
Encroachment Permit (for Pine Street and Main Street improvements and utilities connections) Signal Warrants for SR 67/Archie Moore and SR 78/Ash Street	Caltrans
Annexation to RMWD for sewer service (under Wastewater Management Option 1 only) Associated expansion of RMWD sphere of influence	County of San Diego Ramona Municipal Water District LAFCO
NPDES General Permit for Stormwater Discharges	State Water Resources Control Board

Discretionary Approval/Permit	Approving Agency
NPDES Municipal Storm Water Permit Compliance	County of San Diego California Regional Water Quality Control Board
General Waste Discharge Permit for Groundwater Extraction Waste Discharges (if necessary) Waste Discharge Permit for WRF (under Wastewater Management Option 2 only)	California Regional Water Quality Control Board
Water Treatment Device Certification for WRF	California Department of Health Services
Emergency generators for pump stations and WRF	Air Quality Management Board
Section 1602 Streambed Alteration Agreement	California Department of Fish and Game
Section 404 Permit	U.S. Army Corps of Engineers
Section 401 Certification	California Regional Water Quality Control Board
Notice of Proposed Construction or Alteration – Off-airport Approval	Federal Aviation Administration

1.3.2 List of Related Environmental Review and Consultation Requirements

Consultation with the County Department of Public Works will be required regarding the design of all proposed off-site road improvements, and the associated drainage improvements. It also will be necessary to consult with adjacent property owners wherever right-of-way must be acquired for proposed street widening and off-site utilities improvements (e.g., the water tank and associated access road and booster pump station), and where temporary construction easements are needed to finish supporting slopes and to replace mailboxes, fences, landscaping, and other resident/public right-of-way improvements. For the proposed intersection improvements affecting Main Street (SR 67) and Pine Street (SR 78), and creation of the easement for future dedication to SR 78 right-of-way, it also will be necessary to consult with Caltrans. Consultation with utilities companies will be necessary to locate existing utilities in roadways and make arrangements for relocation or replacement, if necessary.

It will be necessary for the Project Applicant to consult with the County Department of Parks and Recreation regarding the design of the local park and trails to be dedicated and constructed by the Applicant, as well as development and the arrangements for dedication of the historic park site. The latter site would be dedicated to the County or cooperating group for preservation and maintenance as an interpretive center, community center, or museum, which would also require consultation and an agreement for long-term ownership and maintenance. The Project Applicant must consult with the RUSD or other entity anticipated to own, build, and operate the proposed charter high school. Finally, consultation with the Lemurian Fellowship will be necessary regarding a provision for access to their property.

1.4 Environmental Setting

1.4.1 Surrounding Land Uses

Land uses surrounding the Montecito Ranch SPA consist of semi-rural and estate residential development to the north, east, and south, and the Lemurian Fellowship, a residential/religious use with various facilities to the immediate northwest. The 1,027-acre Davis SPA adjoins the Project site on the southwest and consists of pasturelands with limited development. This property was purchased by The Nature Conservancy for preservation in December 2005. The Ramona Airport lies approximately one-half mile south of the Project site. Existing land uses adjacent to the segment of Montecito Way and Ash Street that are proposed for widening include primarily rural single-family homes interspersed with undeveloped/disturbed land and agriculture. Equestrian uses also occur along Montecito Way. Commercial uses exist around the intersection of Pine Street/Main Street and Main Street/Montecito Road, which are proposed for improvement. Please refer to Subchapter 3.1, Land Use and Planning, for additional discussion of surrounding land uses.

1.4.2 Site Characteristics

A broad valley in the central portion of the site generally characterizes the Montecito Ranch SPA, with gently to steeply sloping terrain along the northern and southeastern boundaries (Figure 1-5). In addition, three distinct knolls are located on site: one in the southwestern portion of the site; one adjacent to the north-central Project site boundary; and the other adjacent to the central southern Project site boundary. The gently sloping landform transitions with steeper topography associated with Clevenger Canyon, which is located immediately adjacent to the property to the northeast. The property is situated on a drainage divide, with the northward drainages emptying into Clevenger Canyon, and the gentle southwest draining canyons and valley draining into the Santa Maria Valley. Elevations on site vary from approximately 1,750 feet above mean sea level (AMSL) atop the knoll located along the central southern property boundary to approximately 1,420 feet AMSL in the southwestern portion of the Project site. A majority of the site consists of low-angle slopes, with approximately 65 percent of the site maintaining slopes between 0 and 15 percent grade. The majority of this area has been substantially disturbed by years of dry oat hay farming, grazing, and other agricultural activities. Using the County's slope classification standards, the topography on site is divided into the following classifications: approximately 64.2 percent (600.6 acres) lies within the 0 to 15 percent category; 19.8 percent (185.1 acres) lies within the 15 to 25 percent category; 14.3 percent (133.4 acres) lies within the 25 to 50 percent category; and 1.7 percent (15.9 acres) exceeds 50 percent slope. Slopes exceeding 25 percent are found primarily along the ridges and knolls along the northwest and northern property boundary as well as two smaller knolls located at the southeastern and western property boundaries.

As discussed in Section 1.1.4 of this EIR, portions of the Montecito Ranch SPA underwent agricultural disking in 2002 (refer to Figure 3.2-1 of Subchapter 3.2, Biological Resources, for the location of previously disked areas [mitigated impacted area]). The SPA contains eight native plant communities including: southern coast live oak riparian forest, open Engelmann oak woodland, dense Engelmann oak woodland, southern riparian scrub, disturbed wetland, Diegan coastal sage scrub, southern mixed chaparral, and chamise chaparral. Non-native grasslands, eucalyptus woodlands, and disturbed/ developed land also occur on site. Many of the steeper areas support native vegetation, with the highest quality and least disturbance occurring in the northern portion of the site. In these areas, Diegan coastal sage scrub and southern mixed chaparral are the dominant vegetation communities.

Oak woodlands occur in the northeastern portion of the site. The flatter portions of the property consist of altered natural vegetation where cattle grazing or other disturbances have previously occurred. Refer to Subchapter 3.2, Biological Resources, for additional information about the biological features within the Project site.

Existing improvements on site consist of structures and equipment used in the previous agricultural operations as well as the historic Montecito Ranch House, which is vacant. Existing structures include the ranch house and a small barn. (Two adjacent small sheds/wooden structures associated with the Ranch House burned down in the 2007 fires.) These facilities are located in the southwestern portion of the site, in proximity to the existing dirt east-west segment of Montecito Way. Refer to Subchapter 3.4, Cultural Resources, for discussion of the Montecito Ranch House. Existing dirt roads traverse the site, providing access for farming equipment.

Portions of Ash Street, Montecito Way, and Montecito Road would be widened as Project mitigation. The subject street segments and the adjacent land are characterized by gently rolling topography, with primarily disturbed/developed farmland or non-native grassland vegetation. Overhead utility lines are present along the existing roadway segments, and some buried utilities exist within the roadways as well.

A 12-inch water line is proposed within the existing alignment of Ash Street. Additional off-site water and sewer (under Wastewater Management Option 1) improvements would occur within the rights-of-way of Montecito Way north of Montecito Road (water and sewer), Montecito Road from Montecito Way to Kalbaugh Street (sewer), and Kalbaugh Street (sewer). This area is characterized by semi-rural residential lots as well as undeveloped areas associated with the Ramona Airport. A small portion of the sewer line would extend approximately 50 feet south of the southern terminus of Kalbaugh Street to just north of Santa Maria Creek.

For additional information regarding existing conditions, please refer to Chapters 2.0, 3.0, and 4.0.

Finally, the County also is independently considering future implementation of Circulation Element Road SA 330, extending from Montecito Road to Main Street (SR 67). Although not part of the Montecito Ranch Project, design and impact information for that future segment are provided for review and comment under Section 5.8.6 of this EIR.

1.5 Inconsistency With Applicable Regional and General Plans

A number of plans, regulations, and ordinances apply to this development and were considered during the Project Applicant's preparation of the VTM and Specific Plan. In particular, the County General Plan and RCP were reviewed for all applicable designations, goals, policies, and conditions. Other plans and regulations were reviewed, including: County of San Diego Zoning Ordinance, County Subdivision Ordinance, CTMP, RWQCB's San Diego Basin Plan, federal Clean Water Act, National Pollution Discharge Elimination System (NPDES), San Diego Municipal Storm Water Permit, Regional Air Quality Strategy (RAQS), State Implementation Plan (SIP), Davis SPA, Ramona Airport Master Plan, Comprehensive Land Use Plan for Ramona Airport, County RPO, County Light Pollution Code, Congestion Management Plan, and Natural Communities Conservation Program. The Project's compliance or non-compliance with these plans and ordinances is evaluated throughout the EIR, with discussion in Chapters 2.0, 3.0, and 4.0. The Proposed Project is generally consistent with the above-named plans and ordinances, with the exception of a few policies of the General Plan,

RCP, County of San Diego Zoning Ordinance, and CTMP. Specific areas of non-compliance are noted below.

Inconsistencies primarily relate to the proposed consolidation of the proposed homes on minimum half-acre lots within the central and eastern of the Project site in order to preserve large blocks of contiguous biological open space on the property, as well as the proposed Circulation Element change to precise location of Circulation Element SA 330. In addition, the Project proposes changes to public services/utilities policies as necessary to implement a smaller developed park instead of dedication of 30 acres of future parkland, and to allow implementation of the proposed WRF (under Wastewater Management Option 2). The Project Applicant is proposing plan amendments to address each inconsistency, and to be considered at the same time as review of the Project for approval. If approved, these amendments would result in Project conformance with the above noted plans. The specific Project inconsistencies addressed by the proposed amendments are discussed in detail in Subchapter 3.1, Land Use and Planning, and summarized below.

General Plan and RCP designations/policies specify a minimum two-acre lot size for Montecito Ranch. The Project Applicant has filed an amendment to the RCP to change the minimum lot size to 0.5 acre (20,000 sq. ft.) to allow consolidation of the proposed homes on minimum half-acre lots which results in the preservation of large blocks of contiguous biological open space. With approval of the proposed amendments, the Project would be consistent with the planned lot size limits.

The Montecito SPA section of the RCP requires the dedication of a 30-acre neighborhood park site. The Project would amend this section to allow development and dedication of an 8.3-acre local park site and an 11.9-acre historic park site. The 8.3-acre local park site would be graded and developed with grass and playground areas. Dedication of these two park sites would total 20.2 acres. This is considered adequate because the 30-acre community park requirement was anticipated to serve 417 units in Montecito Ranch and 171 units in the Davis SPA. The Nature Conservancy purchased the Davis SPA for preservation, however, reducing the total demand for parkland in the area. Therefore, a 30-acre park would not be necessary to accommodate the residents of the Project only. In addition, the Project would provide for the immediate development of the local park site. With approval of the proposed amendments, the Project would be consistent with this condition of the RCP.

The Project would be inconsistent with the Circulation Element. The proposed elimination of SA 603 between Pine Street and Rangeland Road (extended along Cedar Street) and the proposed realignment of SA 330 between Pine Street and SR 67, extending along Ash Street, Montecito Ranch Road and Montecito Way, would result in inconsistencies with the currently mapped road and bicycle networks within the Circulation Element of the General Plan (refer to Figures 1-13 and 1-15, respectively). Figure 1-14 shows the proposed Circulation Element roadway plan and Figure 1-16 shows the proposed Circulation Element bicycle plan. Specific proposed changes are discussed in Section 1.1.2, above. The Project Applicant has filed a GPA to make changes to the Circulation Element. With approval of the GPA, the Project would be consistent with this element.

The Project proposes approximately 10.6 miles of multi-use trails within modified alignments compared to the riding and hiking trails designated on the trail maps adopted as part of the Public Facilities Element of the County General Plan (refer to Figure 1-38). The amendments are required to reflect the proposed changes to the roadway and bicycle routes in the County Circulation Element as described above, and to avoid impacts to certain sensitive resources within the open space areas of the site, including sensitive archaeological sites. The proposed 10.6-mile-long public multi-use trail

system includes approximately 3.8 miles of community trails within natural open space areas, 1.7 miles within residential lots, and 2.3 miles within on-site road rights-of-way that provide hiking, horseback riding, and bicycling opportunities, as well as 2.8 miles of off-site trails extending along roadways proposed for improvement. The Project Applicant is proposing to amend the Ramona Community Trails and Pathways Plan within the CTMP to reflect the revised trail alignments, and has included this as a Project element. With approval of the amendments, the project would be in compliance with these plans.

Under Wastewater Management Option 2, the Project would include a WRF to treat Project-generated sewage. Construction of a WRF would conflict with the Montecito SPA section of the RCP, which discourages the use of package treatment plants. The Project Applicant has filed a GPA to the Ramona Community Plan to delete the subject policy and allow the proposed WRF. With approval of the GPA, the Project would be consistent with this condition.

The Montecito SPA section of the RCP requests the execution of irrevocable offers of dedication for public highways, slope rights, and roadway easements within the vicinity of the Project site. The Proposed Project would comply with the requirements for public roadway infrastructure improvements and right-of-way as determined by the County Department of Public Works and Caltrans during review of the VTM and traffic study. The Project Applicant, however, would replace certain roadway improvement requirements with improvements that are more appropriate based on the most current land use and traffic projections for the area. This change is believed to be appropriate and less growth-inducing than the adopted Circulation Plan, based on current land use and traffic projections. The Project Applicant has filed a GPA to the RCP to allow this change. With approval the GPA, the Project would be consistent with this condition.

Although the Proposed Project would not execute a lien contract for the developer's share of future area flood control/drainage improvements, the Project would meet the intent of this condition by directly constructing improvements to several substandard crossings along the off-site segments of Ash Street and Montecito Way that would be widened by the Project. Any assessed amount exceeding the amount spent on Applicant-provided improvements will be contributed per the ordinance. The Project Applicant has filed a GPA to amend the RCP to eliminate the requirement to contribute fair share costs associated with construction of future area flood control/drainage improvements. Since appropriate funding is addressed through the ordinance, inclusion in the RCP is unnecessary.

County of San Diego Zoning Ordinance

The Proposed Project would be inconsistent with the existing zone due to the consolidated Project design, resulting in most of the lots being approximately 20,000 s.f. in size. The Project Applicant has prepared a Specific Plan that permits a minimum residential lot size of 0.5 acre (20,000 s.f.) within the Montecito Ranch specific planning area. Approval of the Specific Plan would result in project compliance.

1.6 List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area

The State CEQA Guidelines (Section 15355) indicate that a cumulative impact is "the change in the environment which results from the incremental impact of the project when added to other closely related past, present and reasonably foreseeable probable future projects." Sections 15065 (3) and

15130 of the State CEQA Guidelines requires that an EIR address cumulative impacts of a project when the project's incremental effects would be cumulatively considerable; i.e., the incremental effects of the Proposed Project would be "considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects." This subchapter provides information regarding past, present, and reasonably anticipated future projects that could potentially combine with the Proposed Project to result in cumulatively considerable impacts.

Related projects in the vicinity of the Proposed Project that were considered for the analysis of localized cumulative impacts (i.e., land use, population and housing, water resources, air quality, transportation/circulation, biological resources, hazards and hazardous materials, noise, public services and utilities, aesthetics, and cultural resources) are mapped on Figure 1-43, with summary descriptions provided in Tables 1-8 and 1-9. Residential projects listed in Table 1-8 include projects filed for processing at the County that are proposing five or more residences and Table 1-9 lists medium to large public works projects. Table 1-10 summarizes the environmental impacts of the identified projects based on research of applicable environmental documents at County offices.

The cumulative impacts of the Proposed Project plus related projects are addressed in Chapters 2.0 and 3.0 of this EIR, under each environmental topic. Geographic areas encompassed in the cumulative impact analysis vary by environmental issue based on the anticipated extent of the potential project contribution to cumulative impacts. For example, for the purpose of evaluating land use and population/housing, the Ramona community planning area was utilized, while public services and utilities analyses encompassed the jurisdictional areas of the various service providers. For the purposes of cumulative traffic analysis, a regional growth factor was applied to existing traffic to predict future (2030) traffic conditions. Assumptions regarding area of potential effect are identified for each environmental issue.

The analysis of cumulative impacts associated with regional issues (e.g., air quality and water quality) is based on regional plans and policies, such as the RAQS and SIP for air quality and the Basin Plan for water quality.

Cumulative air quality impacts are addressed through reviewing individual projects and determining whether they are in compliance with regional air quality emissions standards. The RAQS and SIP and projected emissions and thresholds are based upon planned regional growth such as the growth anticipated in the General Plan. The RAQS and SIP are available for public review at the San Diego Air Pollution Control District (APCD).

Cumulative water quality impacts are addressed through the criteria and standards in the Basin Plan and related NPDES criteria, which are applied on a project-by-project basis. The Basin Plan, which provides guidelines for all of San Diego County, incorporates local land use and growth assumptions, particularly in relationship to impervious surfaces (development) and planned drainage systems. The General Plan is the local land use plan assumed in the Basin Plan. The Basin Plan is available for public review at the RWQCB (Region 9) office in San Diego. Specific NPDES requirements, which are applicable to regional water quality issues, include the RWQCB Municipal Stormwater Permit and the General Construction Activity Stormwater Permit.

Cumulative impacts to biological resources (e.g., sensitive habitats and plant and animal species, and wildlife movement corridors) are addressed, in part, through individual project compliance with

NCCP planning guidelines. As a subarea plan has not yet been adopted for the Project study area, cumulative biological resource impacts are addressed through individual project compliance with the NCCP guidelines, as well as the County RPO. The NCCP takes into consideration the General Plan (along with four other general plans in southern California) for determining where and how regional biological resources are protected from impacts. The NCCP is available for public review at the County of San Diego Department of Planning and Land Use (DPLU) and at the regional California Department of Fish and Game (CDFG) and USFWS offices.

1.7 Growth-inducing Effects

As presented in State CEQA Guidelines Section 15126(d), whether or not a project may be growth inducing must be discussed in an EIR. The question to be asked is whether or not a "project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, *in the surrounding environment*" (emphasis added). Included are projects that would remove obstacles to population growth. The CEQA Guidelines further state that "[i]t must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment" (Section 15126.2[d]).

This section describes the potential for the Project to induce additional development in the Ramona area. The Project would construct 417 residential units as well as several public facilities, both on- and off-site, that must be evaluated to determine the potential for growth inducement within the community of Ramona. Such facilities include development of an 8.3-acre local park and an 11.9-acre historic park site surrounding the existing historic Montecito Ranch House, as well as dedication of land for a 10.6-acre charter school site. In addition, the Project would provide roadway enhancements, consisting of improvements to existing Ash Street, construction of Montecito Ranch Road between Ash Street and Montecito Way, and improvements to existing Montecito Way and Montecito Road. The Project also would include either the construction of an off-site sewer connection to an existing facility (Wastewater Management Option 1) or the construction of an on-site package WRF to treat Project-generated wastewater (Wastewater Management Option 2), as well as on- and off-site facilities to provide water service to the Project.

As background for the growth inducement analysis, Figure 1-44 provides a map of areas adjacent to the various Project elements and off-site roadway and utility improvement alignments, and Table 1-11 provides information regarding the adjacent properties and their development potential. The following analysis addresses each element of the Project and evaluates the potential growth-inducing impact of that element.

Growth Inducement Due to Construction of Housing

The RCP allows up to 417 units to be developed on site; thus, the Project is within the allowable limits specified in the plan. The Project would fulfill the intent of the RCP by providing anticipated housing within the Ramona area. In spite of a slowing housing market, the demand for housing in Ramona has remained strong, with an estimated 2006 vacancy rate of only 2.6 percent (down from 3.5 percent in 2000; San Diego Association of Governments [SANDAG] 2006). The proposed number of homes is consistent with the RCP and therefore should not create an imbalance between residential, commercial, and institutional uses within the community.

The Proposed Project would increase the amount of consumers in the Ramona area, potentially contributing to commercial growth in Ramona. However, additional goods and services may be provided within the Ramona Town Center, which is planned and zoned for such development. This is because development of the Montecito Ranch SPA is accounted for in the RCP, which also includes planned commercial growth in the Ramona Town Center. Therefore, the Project would not be growth inducing with respect to commercial area in the Ramona Town Center.

No growth-inducing impacts are anticipated as a result of the addition of 417 homes to the community of Ramona, which would be consistent with the RCP.

Growth Inducement Due to Provision of New Parks and Schools

Although construction of desirable public service facilities such as local parks and schools has the potential for growth inducement, no growth-inducing effects are assessed for the Proposed Project. The Project would provide a site for the charter high school, but would not develop the school. The construction of a school on the dedicated site would be under the control of the school district and/or charter school operator and would occur at the time of need. RUSD has indicated that schools are currently overcrowded and the addition of project-generated students to the district would result in additional overcrowding, although recent trends show a declining student population in Ramona (see June 3, 2008 Project Facility Availability Form in Appendix A of EIR Appendix O and Public Services/Utilities Analysis, Appendix O). The availability of a charter school site would help RUSD meet long-term student demands, when and if an additional high school is needed, but would not be growth inducing.

Ramona currently is deficient in the amount of local parkland required by the General Plan. The Project would provide an 8.3-acre local park, an 11.9-acre historic park, and 10.6 miles of multi-purpose trails (7.8 miles on site and 2.8 miles off site). Development and/or dedication of park sites would not be growth inducing, because the parks would be used by proposed and nearby existing residents. Project parks and trails are generally consistent with State and County requirements for parkland to serve the proposed number of homes (see Public Services/Utilities Analysis, Appendix O). Surrounding SPAs will also be required to include school and recreational facilities or pay fees for the provision of such facilities when they are developed; therefore, development of these surrounding SPAs would not be dependent upon the proposed school site, parkland, and trails within the Montecito Ranch SPA.

Growth Inducement Due to Construction/Improvement of Roadways

Construction of new roadways or improvement of existing ones could potentially induce growth if the roadway development provides significantly improved accessibility to undeveloped or underdeveloped sites. The Proposed Project would construct Montecito Ranch Road between Ash Street at the eastern site boundary and Montecito Way at the southern site boundary, widen and improve Ash Street to the east between the Project boundary and Pine Street, widen Montecito Way from the southern Project boundary to Montecito Road, and widen Montecito Road from Montecito Way to Main Street. The Proposed Project would include a GPA to change the Circulation Element classification of Montecito Way and Montecito Road to "rural light collector." These improvements are projected to meet the needs of the Ramona community through 2030, as projected in the Project Traffic Impact Analysis (TIA; Urban Systems Associates, Inc. [USAI] 2008).

The Project Applicant also proposes to remove SA 603 (the "Northern Bypass") from the Circulation Element between Pine Street and Rangeland Road and replace it with the extension of SA 330 along Montecito Way, Montecito Ranch Road, and Ash Street to Pine Street. This proposal is based on the traffic analysis, which shows that this smaller capacity roadway would be sufficient to accommodate project and cumulative traffic and the desire of the community of Ramona to preserve the Ramona Grasslands.

The proposed Montecito Ranch Road and other proposed roadway improvements would be consistent with the RCP in that the existence of roads in the general vicinity, at the noted capacities are identified. Shifting of the SA 330 classification from on two-lane road to an adjacent two-lane road would not change carrying capacity of the roadways. The improvements have been determined not to be growth-inducing for the reasons described below.

The Project would widen Montecito Way. There are an estimated 18 undeveloped lots ranging from 0.4 to 14.6 acres in size along Montecito Way south of the Montecito Ranch SPA. Access to these lots is available via Montecito Way. Access to these parcels is already available via Montecito Way. The improvements proposed by the Project (widening pavement of a two-lane road by 16 feet, adding curbs and gutters, etc.) would not provide access to an area previously inaccessible. It would, therefore, not facilitate development of these lots or remove an existing obstacle to such development, and therefore would not be expected to induce development of.

Montecito Way passes within approximately 430 feet of the 1,027-acre Davis SPA, which adjoins the Montecito Ranch SPA on the southwest; however, this property was purchased by The Nature Conservancy for preservation in December 2005. Accordingly, no development will be permitted within the Davis SPA and the improvement to Montecito Way would not induce growth within this SPA.

The Proposed Project would construct Montecito Ranch Road between Ash Street at the eastern site boundary and Montecito Way at the southern site boundary and would widen and improve Ash Street to the east between the project boundary and Pine Street, Montecito Way from the southern project boundary to Montecito Road, and Montecito Road between Montecito Way and Main Street. This would create a "loop road" system that would help minimize project traffic impacts to the Ramona Town Center. With the exception of Montecito Ranch Road, which is a proposed roadway wholly internal to the Project, each of these roads is an existing, paved road. The proposed roadway classifications of rural light collector (a two-lane road classification), which would be sufficient to serve the Proposed Project and currently anticipated cumulative traffic only, would continue to support rural levels of traffic generation. As demonstrated in the Project TIA, these roads have current capacity to support 16,200 ADT and capacity would remain the same (16,200 ADT) following Proposed Project improvements. No change to existing off-site capacity would occur, and the proposed off-site roadway improvements are not expected to be growth inducing.

Proposed road improvements are not expected to induce growth regionally in the Ramona area because most Ramona residents must travel south and west to employment centers and SR 67 would remain constrained to the west of Main Street/Montecito Road intersection, until Caltrans widens SR 67 southerly to Poway Road. Amendment of the Circulation Element with regard to SA 330 would not be growth inducing. The existing Circulation Element already assumes SA 330 implementation and shifting the roadway footprint slightly to the west (with no increase in capacity) would not support additional regional growth. In addition, the proposed route is either built out or constrained

by abutting riparian areas, vernal pool watersheds, and/or biological preserve that would minimize opportunities for residential development. Development along the roadway footprint is not likely and therefore no growth-inducing impact is identified.

Growth Inducement Due to Extension of Public Utilities

Infill development of up to 18 homes and 4 industrial lots within smaller properties adjacent to the Proposed Project off-site water lines and sewer force main (Wastewater Management Option 1 only) along Montecito Way are not currently precluded from development, however, as they could either connect to the existing six-inch water pipeline within Montecito Way or be developed with well water and/or septic tank, as other surrounding properties have done. Therefore, the proposed water and sewer lines are not expected to induce development of these few parcels.

Vacant properties along Ash Street are not expected to experience growth inducement due to the Project utilities. These properties currently have access to public water, and would not benefit from the Project water line. No sewer line is proposed within Ash Street to serve the Proposed Project.

Similarly, vacant properties along Montecito Road and Kalbaugh Street are not expected to experience growth inducement due to the installation of a sewer force main under these roadways (Wastewater Management Option 1). These properties could be developed with septic tanks, as other surrounding properties have done. No water line is proposed within these roadways to serve the Proposed Project. Properties along Montecito Road and Kalbaugh Street currently have access to an existing water line.

Substantial growth within the Lemurian Fellowship property is highly unlikely given the current commitment to religious use of the property, the land use and zoning designations (A70, Limited Agriculture, minimum four-acre lots) and the biological/topographical constraints in this area. The proposed water tank to the west of the Project site is designed to serve only the Project, and would not induce growth in any of the surrounding area.

Under Wastewater Management Option 2, the proposed on-site WRF would only have the capacity to serve the Proposed Project and no sewer lines would be extended outside of the Project site. Future development in the surrounding area would need to connect to the separate RMWD wastewater system or use septic systems. There would be no potential for growth inducement associated with the WRF. Water service facilities/connections under this option would be as described above for Wastewater Management Option 1.

Conclusion

Because: (1) the availability of the charter high school would help RUSD meet long-term student demands already identified; (2) the development of the Montecito Ranch SPA is accounted for the RCP; (3) the proposed parks would be scaled to comply with state and County requirements for park set-aside by the number of Project homes (with no exceedance); (4) the Project would not result in increase in capacity along the roadway proposed for improvement (Ash Street, Montecito Way, and Montecito Road); (5) the areas adjacent to the SA 330 alignment are built out or planned for preserve; and (6) proposed water and sewer facilities are designed to serve only the Project, the Proposed Project would not result in growth inducement due to the construction of housing, provision of new parks and schools, construction/improvements of roadways, and extension of public facilities.

Table 1-1
MONTECITO RANCH STATISTICAL SUMMARY

Land Use	Acreage	Percentage of Project Site	Dwelling Units
Residential Development			
Single Family Residential and Private Neighborhood Streets[1]	293.7	31.4	417
Residential Subtotal	**293.7**	**31.4**	**417**
Open Space/Recreation			
Dedicated Open Space[2]	573.8 or 549.1[3]	61.2 or 58.8[3]	0
HOA Maintenance Lots	7.9	0.8	0
Local Park	8.3	0.8	0
Historic Park Site (including Equestrian Staging Area)	11.9	1.3	0
Open Space/Recreation Subtotal	**601.9 or 577.2[3]**	**64.3 or 61.8[3]**	**0**
Institutional			
Charter High School Site	10.6	1.1	0
Wastewater Reclamation Facility[4]	0.9	<0.1	0
Treated Water Storage Ponds[4]	6.9	0.7	0
Spray Field[4]	16.9	1.8	0
Institutional Subtotal	**35.3**	**3.6**	**0**
Street Dedication			
Montecito Ranch Road and Road Dedications Other than Private Neighborhood Streets	29.0	3.1	0
Street Dedication Subtotal	**29.0**	**3.1**	**0**
PROJECT TOTALS	**935.2**	**100**	**417**
Other			
On-site Portion of Access Road to Water Storage Tank[5]	1.7	0.1	0
Other Subtotal	**1.7**	**0.1**	**0**

[1] Includes the private detention basin lots and public sewer pump station lot within the residential neighborhoods.
[2] Includes trails within open space and the 220.5 acres that have been previously set aside as mitigation for previous disturbance.
[3] Under Wastewater Management Options 1 and 2, respectively.
[4] Under Wastewater Management Option 2 only.
[5] Already included above under dedicated open space acreage.
< = less than

Table 1-2
MONTECITO RANCH SPECIFIC PLAN LAND USE

Land Use	Unit 1	Unit 2	Total
Residential Development[1]	165.3	128.4	**293.7**
Public Street Dedication[2]	9.3	19.7	**29.0**
Local Park[3]	--	8.3	**8.3**
Historic Park Site (including Equestrian Staging Area)[3]	--	11.9	**11.9**
Charter High School Site[3]	--	10.6	**10.6**
Wastewater Reclamation Facility	--	0.9[4]	**0.9**[4]
Treated Water Storage Ponds	--	6.9[4]	**6.9**[4]
Spray Field	--	16.9[4]	**16.9**[4]
On-site Portion of Water Storage Tank Access Road (Including Grading)	--	1.7	**1.7**
HOA Maintenance Lots[5]	4.7	3.2	**7.9**
Trails Within Open Space[6]	2.0 (3,720 l.f. or 0.7 mi)	9.1 (16,360 l.f. or 3.1 mi)	**11.1 (20,080 l.f. or 3.8 mi)**
Permanent Biological Open Space Preserve[7]	121.8	436.4 or 411.7[8]	**558.2 or 533.5**[8]
Other Open Space[9]	2.8	--	**2.8**
TOTAL	**305.9**	**629.3**	**935.2**
Additional Land Uses			
Total On-site Dedicated Open Space[10]	126.6	447.2 or 422.5[8]	**573.8 or 549.1**[8]
Trails Within Roadway Rights-of-Way[11]	0.8 (2,850 l.f. or 0.8 mi)	2.3 (9,720 l.f. or 1.8 mi)	**3.1 (12,570 l.f. or 2.3 mi)**

[1] Includes residential lots, private streets, private detention basin lots (lots 79 and 322), and public sewer pump station lot (lot 294), and fuel modification zone (totaling 69.1 acres within the Project site) within the residential neighborhoods. Also includes 3.1 acres of trails within private roadway rights-of-way and 3.4 acres (1.7 miles) of trails within residential lots.

[2] Includes Montecito Ranch Road and road dedications within Units 1 and 2; does not include private streets within the residential neighborhoods.

[3] Includes fuel modification zone.

[4] Under Wastewater Management Option 2 only.

[5] Includes lots 246, 247, 427, and 428. The vegetation within these lots would be thinned to reduce the threat of fire within on-site canyons.

[6] Includes approximately 20,082 l.f. of trails in the dedicated open space with an assumed right-of-way width of a minimum of 12 feet (for a total of 11.1 acres).

[7] Permanent biological open space is limited to the areas on site that would not be impacted by the Proposed Project. This area excludes 11.1 acres of trails within open space, 1.7 acres of the on-site portion of water storage tank access road, and the isolated 2.8-acre open space area (lot 248) adjacent to lots 5 through 13 that also are listed separately in the table. This area does include the 220.5 acres that have been previously set aside as mitigation for previous disturbance. This area would be dedicated to the County and preserved in perpetuity.

[8] Under Wastewater Management Options 1 and 2, respectively.

[9] The isolated 2.8-acre open space area (lot 248) adjacent to lots 5 through 13. This open space area is not considered biological open space preserve due to its isolation from other contiguous open space.

[10] Includes permanent biological open space, 11.1 acres of trails within open space, 1.7 acres of the on-site portion of water storage tank access road, and the isolated 2.8-acre open space area (lot 248) adjacent to lots 5 through 13 that also are listed separately in the table, as well as the 220.5 acres that have been previously set aside as mitigation for previous disturbance.

[11] Includes approximately 12,570 l.f. of on-site multi-purpose trails along Montecito Ranch Road, the existing paved segment (running north-south) of Montecito Way, the existing unpaved segment (running west-east) of Montecito Way, Summer Glen Road, and the roadway easement along the southernmost boundary of the SPA with an assumed width of 8 feet (for a total of 3.1 acre).

Table 1-3
SUMMARY OF EXISTING AND PROPOSED OFF-SITE ROADWAY WIDTHS

Location	Existing Condition					Proposed Improvements					
	Road Classification	Pavement Width (feet)	Right-of-Way Width (feet)	Curb and Gutters or AC Berms?	Bike Lanes?	Road Classification	Pavement Width (feet)	Right-of-Way Width (feet)	Curb and Gutters or AC Berms?	Bike Lanes?	Trail Width/ Location
Ash Street between Alice Street and Pine Street	Rural light collector	24-32	60	Low asphalt berms in some locations; concrete curbs and gutters in other areas	No	Rural light collector	40	60	Curb and gutters or AC berms, as required	Yes, 6 feet wide on both sides of road	8 feet wide/ north side of road
Montecito Way between site boundary and Montecito Road	Rural collector	24	40	None	No	Rural light collector	40	60	Curb and gutters or AC berms, as required	Yes, 6 feet wide on both sides of road	8 feet wide/ west side of road
Montecito Road between Montecito Way and Main Street	Rural collector	36	50	None in some areas; AC curbs in other areas	No	Rural light collector	40	60	Curb and gutters or AC berms, as required	Yes, 6 feet wide on both sides of road	8 feet wide/ north side of road

Table 1-4
SUMMARY OF PROPOSED INTERSECTION IMPROVEMENTS

Location	Improvements
Ash Street/Pine Street	• Restriping of Pine Street to provide dedicated turn lanes, including an eastbound to southbound right-turn lane onto Pine Street and southbound to westbound right turn lane • Installation of a signal
Pine Street/Olive Street	• Installation of a signal (if not already completed by another entity)
Main Street/Pine Street	• Widening within existing right-of-way • Restriping the northern leg of Pine Street to provide a westbound right-turn/through lane or a eastbound left-turn lane onto Main Street
Montecito Road/Main Street	• Right-of-way acquisition • Widening and restriping of Montecito Road to provide a northeast-bound left-turn lane onto Main Street
Montecito Road/Montecito Way	• Expanding existing rights-of-way and pavement • Restriping to provide right-turn and left-turn lanes on southbound Montecito Way, and a westbound to northbound right-turn lane on Montecito Road • Two-way stop on Montecito Road
Highland Valley Road/Dye Road/SR 67	• Expanding right-of-way and pavement • Restriping of Dye Road to provide required northbound to westbound dual left-turn lanes onto Main Street
SR 67/Archie Moore Road	• Installation of a signal (once the County and Caltrans determine that warrants are met)

Table 1-5
WRF DESIGN CRITERIA

Flow	Minimum Requirements		
	Gallons Per Day	Million Gallons Per Day	Gallons Per Minute
Average Daily Flow	110,000	0.110	80
Peak Wet Weather to Average Annual Daily Flow Peaking Factor 3.7 Flow	405,200	0.405	280

Strengths		
Materials	**Influent (mg/l)**	**Effluent (mg/l)**
Biochemical Oxygen Demand (BOD)	330	10
Total Suspended Solids (TSS)	375	15
Ammonia (NH_3-N)	29	1
Nitrates	--	8

Source: Dexter Wilson 2006
mg/l = milligrams per liter

Table 1-6
WRF COMPONENTS

Primary Treatment
Rotary Screens
• 2 screws, each rated at a minimum of 300 gpm with 0.1-inch perforations
• 1 compactor wash
Secondary Treatment
Selector Tank
• Number of tanks: 1
• Dimension: 14 feet by 5 feet by 12 feet deep
• Volume: approximately 4,500 gallons
• Retention time: 0.5 hour
Aeration Tanks
• Amount of mixed liquor suspended solid wasted: 182 pounds per day or 6,393 gallons per day
• Operating requirement: 15.8 horsepowers under average conditions and 33.1 horsepowers under peak conditions
First Stage
° Number of tanks: 2
° Dimension of each tank: 14 feet by 19 feet by 14 feet deep
° Total volume (both tanks combined): approximately 48,100 gallons
Second Stage
° Number of tanks: 2
° Dimension of each tank: 25 feet by 11 feet by 14 feet deep
° Total volume (both tanks combined): approximately 49,900 gallons
Clarifier Tanks
• Number of tanks: 2
• Dimension of each tank: 16 feet by 10 feet by 14 feet deep
• Total volume (both tanks combined): approximately 28,700 gallons
• Operating requirement: 15.8 horsepowers under average conditions and 33.1 horsepowers under peak conditions
• Surface loading rate: 344 gpd per s.f. during average flow and 1,270 gpd per s.f. during peak flow
• Retention time: 6.3 hours during average flow and 2.2 hours during peak flow
Tertiary Treatment
Filters
• Number of filters: 3
• Surface area of each filter: 28 s.f.
• Surface loading rate: 5 gpm

Table 1-6 (cont.)
WRF COMPONENTS

Aerobic Digestion And Dewatering
Aerobic Digester Tanks
• Number of tanks: 2
• Dimension of each tank: 19 feet by 10 feet by 14 feet deep
• Total volume (both tanks combined): approximately 35,800 gallons
• Amount of solids wasted from digester: 165 pounds per day or 1,644 gallons per day
• Sludge storage capacity: 20 days
• Operating requirement: 1.5 horsepowers under average and peak conditions
Dewatering Equipment
• Flow rate: 50 gpm at 1 percent solids
• Amount produced: 250 pounds of dry solids per hour
Wet Weather Storage
• Time: 84 days
• Volume: 9,240,000 gallons
Effluent (Reclaimed Water) Disposal
• 41 acres needed

Sources: Dexter Wilson 2006, Aero-Mod, Inc. 2006

Table 1-7
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS

Transportation/Circulation – Construction

- A Traffic Control Plan would be prepared and approved by the County Department of Public Works prior to start of any clearing, grading, or construction activities. In order to preclude substantial traffic delays during Project construction, the Proposed Project would include the preparation and approval of a Traffic Control Plan, including measures to reduce traffic delays and minimize public safety impacts, such as the use of flag persons, traffic cones, detours and advanced notification signage, pedestrian/equestrian detours, movement restrictions, and temporary lane closures. In addition, the construction contractor shall provide a means for public liaison/contact information for public inquiries and concerns.

- Prior to the occupation of the first house, the following roadway segments would be improved/constructed (refer to Table 1-3 for specifics):
  - Ash Street between the eastern Project boundary and Pine Street
  - Montecito Way between Sonora Way and Montecito Road
  - Montecito Ranch Road between Montecito Way and Ash Street

- Prior to the occupation of the 281st house, the following roadway segment would be improved (refer to Table 1-3 for specifics):
  - Montecito Road between Montecito Way and Main Street

- To ensure the safety of motorists, pedestrians and bicyclists, adequate sight distances would be maintained at all intersections, per County standards, and Project plans would not incorporate any barriers to pedestrians or bicyclists.

Air Quality – Construction

- The maximum daily grading for Unit 1 would be no more than 41.325 acres, and for Unit 2, the maximum daily grading would be no more than 32.05 acres.

- Reduce idling times for construction equipment.

- Use low-sulfur fuels for construction equipment.

- Use paint with low volatile organic compounds (VOCs) for architectural coatings.

- Require separation and recycling of construction waste.

Table 1-7 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS

Air Quality – Operation

- Include pedestrian, bicycle, and equestrian trails that connect with the Ramona trail system and allow alternative transportation access to commercial centers.
- Provide residents with separate recycling and waste receptacles to support the 50 percent statewide solid waste diversion goal (AB 939).
- Include drought-tolerant trees in the Project landscaping palette. These plantings would contribute to on-site carbon storage, provide shade, and reduce heating from impervious surfaces (California Air Resources Board [ARB] Early Action Measure/Energy Efficiency 2-9).
- Reduce habitat fragmentation and contribute to the preservation of natural habitats, including forests and woodlands, through compact land use patterns.
- Under Wastewater Management Option 2, generate 110,000 gpd of reclaimed water to be used for irrigation purposes. Use of reclaimed water would reduce imported water needs by approximately 37 percent.
- Strive for a 50 percent reduction in water use through features such as low-flow appliances (including toilets, shower heads, and washing machines), a drought-tolerant landscape palette, weather-based irrigation controllers, and other water conservation measures.
- Achieve energy performance structures equivalent to 10 percent better than current Title 24 standards.
- Offer Project residents a choice of energy efficient appliances (including washers, dryers, and refrigerators) and installed appliances would be Energy Star (including dishwashers).
- Smart growth land use patterns that reduce the amount of land being developed result in the reduction of GHG emissions.
- Consumer products installed in residences would comply with CARB's Early Action Guidance regarding the reduction of GHG emissions.
- Provide educational materials for future residents discussing strategies for reducing GHG emissions (CARB Early Action Measure/Education 2-7).

Odors (Sewer Pump Stations and WRF) – Operation

- The proposed wastewater pump system is designed to pump out several times per hour, and two redundant pumps would be supplied to still run one pump even if the other is in need of repair. An emergency generator would supply power during a power outage to maintain the wastewater flow out of the pump station. A chemical addition system is proposed to inject an oxidizing chemical such as hypochloride (bleach) if objectionable odors are generated within the wet-well. A submerged wet well with frequent and reliable pump-out has no adverse odor potential except within the pump station vault itself; however, a back-up chemical injection system would be included for further odor control redundancy.

Table 1-7 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS

Odors (Sewer Pump Stations and WRF) – Operation (cont.)

- All processing, dewatering and storage of solids at the WRF would occur indoors. Approximately 250 pounds of dry solids would be generated per day. After dewatering once a week, approximately 2 c.y. of sludge would be hauled off site to a local landfill. The facility would be designed to minimize odors, including the addition of water, chemicals or activated carbon, as required. Once the effluent undergoes secondary treatment, odors would be minimized.

Noise – Operation

- Noise monitoring at similar underground sewer lift stations has determined that noise levels are typically less than 45 dB(A) L_{eq} while the pump is running. This noise level would meet the most stringent San Diego County Noise Ordinance standard within the property line of each pump station. Pump stations typically include emergency generators. Operation of emergency generators during power outages or other breakdowns is exempt from County Noise Ordinance standards. Testing of the emergency generator, on the other hand, has the potential to generate 79 dB(A) L_{eq} at a distance of 50 feet if it is mounted above ground. The anticipated distance between the emergency generator and the nearest residential property line is approximately 50 feet at each of the two sewer pump stations. To meet the County's 50 dB(A) L_{eq} residential noise ordinance standard during generator testing, a distance of 1,000 feet would have to be maintained between the emergency generator and the nearest residence (assuming the worst-case scenario of a clear line-of-sight). Design features would be integrated into the emergency generator to avoid this potentially significant impact.

- All mechanical equipment associated with the WRF would be housed inside buildings or noise attenuating covers. The facility would be designed so that all noise generated on site meets the County Noise Ordinance requirement that the noise level be 45 dB(A) CNEL or less (at night) at the WRF site boundary.

Aesthetics – Construction

- Manufactured slopes would be at a maximum ratio of 2:1. All manufactured slopes in excess of 15 feet would be contour graded (using techniques such as slope undulation, rounding the top and toe of slopes and varying gradients) and/or would receive enhanced landscaping with native species.

- Existing landscaping, fencing, mailboxes, portions of driveways/access roads, and overhead utility lines, that are removed during proposed roadway improvements, would be replaced.

- Fence the WRF with coated chain link fencing, and landscaping would be planted around the perimeter to fully screen its appearance.

Aesthetics – Operation

- Security lighting within the 0.9-acre WRF area (under Wastewater Management Option 2) would be activated only when operators are present and the access gate is activated. Such lighting would be limited to within the perimeter of the WRF plant and would be directed downward to prevent the flow of light to adjacent areas including the charter high school site and open space.

- Under Wastewater Management Option 1, the sewer pump station within the equestrian staging/overflow parking area in the historic park site would be housed in a structure with architectural treatments that would be compatible with the surrounding historic buildings. In addition, fencing and landscaping would be installed around the pump station.

Table 1-7 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS

Water Quality, Erosion and Sedimentation – Construction

- General best management practice (BMP) categories for construction-related hazardous materials identified in the Project SWMP include vehicle and equipment maintenance, material delivery and storage, spill prevention and containment, solid and concrete waste management, and paving/grinding operations. No site-specific BMPs for construction activities are identified in the SWMP, with such detailed measures to be provided in a Project-specific Storm Water Pollution Prevention Plan (SWPPP) that would be prepared prior to Project construction (pursuant to applicable NPDES and County requirements, as outlined below). Specifically, Project construction (including preparation and implementation of the Project SWPPP) would be subject to appropriate regulatory requirements for the issue of construction-related hazardous materials, including applicable elements of the NPDES *General Permit for Storm Water Discharges Associated with Construction Activity* (General Permit, NPDES No. CAS000002, as amended), the County of San Diego *Watershed Protection, Stormwater Management and Discharge Control Ordinance* (Ordinance Nos. 9424 and 9426), and the associated County Stormwater Standards Manual. Conformance with the NPDES General Construction Permit is required for applicable sites exceeding one acre, and is issued by the SWRCB under an agreement with the U.S. Environmental Protection Agency (EPA) pursuant to Water Quality Order 99-08-DWQ. Specific conformance requirements include implementing a SWPPP and an associated monitoring program, as well as a Storm Water Sampling and Analysis Strategy (SWSAS) for applicable projects (i.e., those discharging directly into waters impaired due to sedimentation, or involving potential discharge of non-visible contaminants that may exceed water quality objectives).

- A Project-specific SWPPP would be prepared by the Project Applicant and incorporated into the proposed design prior to Project construction. The SWPPP would identify detailed measures to prevent and control the off-site discharge of contaminants in storm water runoff. Specific pollution control measures typically involve the use of BAT and/or BCT levels of treatment, with these requirements implemented through BMPs. While Project-specific measures vary somewhat with individual site conditions, detailed guidance for construction-related BMPs is provided in the NPDES construction permit text and referenced County standards, as well as additional standard industry sources including the *Caltrans Storm Water Quality Handbooks* (Caltrans 2003), *EPA Nationwide BMP Menu* (EPA 2003), *Storm Water Best Management Practices Handbooks* (California Stormwater Quality Association 2003), and *Best Management Practices for Erosion and Sediment Control & Stormwater Retention/Detention* (San Diego County Association of Resource Conservation Districts 1998). Based on these sources, preliminary assessment in the Project SWMP and specific elements of the Project site and proposed development, a summary of BMPs likely applicable to the use of construction-related hazardous materials for the Proposed Project is provided below. Implementation of the following measures (and/or other measures as determined appropriate in the Project SWPPP) as part of the Project design would avoid or reduce potential impacts from the use and storage of construction-related hazardous materials to below a level of significance.

  - Covered and/or enclosed storage facilities with impermeable liners and barriers (e.g., berms) would be used for all potential construction related pollutants other than sediment.
  - Petroleum products including oils, fuels, diesel oil, kerosene, lubricants, solvents and asphalt paving would be stored in weather-resistant sheds where possible, with storage areas lined with a double layer of plastic sheeting and equipped with impervious perimeter barriers providing 110 percent containment capacity for stored materials. Stored petroleum products would be clearly labeled, with tanks kept off the ground surface and all storage facilities regularly monitored for leaks and repaired as necessary.

Table 1-7 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS

Water Quality, Erosion and Sedimentation – Construction (cont.)

- All construction vehicle and equipment fueling and maintenance activities would be confined to designated areas with impermeable liners and containment structures, and would employ applicable measures to minimize spills such as automatic shut-off nozzles and vapor recovery equipment.
- Waste materials stored on site would be confined to a specified area of appropriate size that is lined with a buried, non-permeable geomembrane and bermed to prevent surface runon or runoff. Hazardous waste materials including paints, thinners, solvents, acrylic/polyurethane lacquers, primers, soil sterilants, metals and other hazardous compounds would be prohibited from on-site storage except when properly contained in an approved receptacle, labeled and stored in an authorized and covered site. Stored wastes would regularly be removed and disposed of in an approved off-site location.
- Spill response materials would be kept in a convenient on-site location to facilitate timely response and cleanup. Specific materials and methods would include clean dry rags for small spills; containment and use of dry absorbents for medium spills; and containment, use of dry absorbents, temporary plugging of drain inlets and agency notification for large spills. Regulatory agency telephone numbers and a summary guide of clean-up procedures (as identified in the SWPPP) would be posted in a conspicuous location at or near the job site trailer.
- Paving operations would be restricted during inclement weather and would include the use of sediment controls as described in Section 4.1.2, Geology/Soils and Minerals. Washouts of paving vehicles and equipment would be limited to designated and properly designed areas, and all paving wastes would be properly contained and disposed.
- Construction related trash and septic wastes would be contained in approved locations/facilities, with regular off-site disposal at approved locations.
- Chemical fertilizers, pesticides and herbicides used in temporary landscaping would be avoided if feasible and minimized in all cases, and would strictly adhere to manufacturer's specifications for use and storage.
- All BMPs would be regularly monitored and properly maintained to ensure proper working order, and non-visible pollutant monitoring/testing would be implemented as described in SWRCB Resolution 2001-046 (Order 99-8-DWQ) and the Project SWPPP. Specifically, such monitoring/testing would include scheduled monitoring to observe and document potential spills, collection and field/laboratory testing of water samples in appropriate locations, and preparation and submittal (to the County) of monitoring/testing reports.
- Technical and regulatory training would be provided to all appropriate construction employees to ensure understanding of proper hazardous material use and storage; spill risks and responses; and monitoring/maintenance efforts.

Table 1-7 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS

Water Quality, Erosion and Sedimentation – Construction (cont.)

- The Project Applicant (or construction contractor) would be required to conform to the NPDES General Groundwater Extraction Waste Discharges Permit (Dewatering Permit, NPDES CAG919002) prior to disposal of extracted groundwater. This permit is administered by the RWQCB through Order No. 2001-96, with conformance required for all dewatering activities that would either dispose of greater than 100,000 gpd of extracted groundwater, or dispose of groundwater that would exceed local Basin Plan water quality objectives. While specific measures to ensure conformance can vary with site-specific conditions, such efforts typically involve a number of standard BMPs to protect downstream water quality. The previously referenced standard industry BMP sources identify the following types of measures for disposal of extracted groundwater: use of sediment catchment devices (similar to those described in Section 4.1.2, Geology/Soils and Minerals, for erosion and sedimentation), testing of extracted groundwater for contaminants prior to discharge, and treatment of groundwater prior to discharge (if required) through measures such as filtering (e.g., with gravel and filter fabric media) or conveyance to a municipal wastewater treatment plant.

Water Quality, Erosion and Sedimentation – Operation

- Potential long-term water quality impacts associated with use of the site as a residential community include the generation and off-site discharge of urban contaminants. Project design measures to reduce the long-term water quality impacts include: (1) use of volume- or flow-based structural BMPs to mitigate (i.e., infiltrate, filter or treat) runoff from a design storm event or intensity; and (2) reduction of post-development runoff containing pollutant loads which cause or contribute to an exceedance of receiving water quality objectives to the maximum extent practicable (MEP).

- A waste discharge permit would be obtained from RWQCB prior to operation of the WRF.

- Operation of the WRF and related facilities would conform with all applicable RWQCB, State Health Department and Sanitary Sewer Overflow Response Plan (SSORP) regulations, as well as the Project spill prevention/containment plan, to address the risks associated with accidental sewage spills and leaks.

Drainage – Construction and Operation

- Five permanent stormwater detention basins would be located in portions of drainage basins S100, N100 and N600/700 to equalize flows from these areas prior to off-site discharge. Pursuant to criteria identified in the Project Preliminary Drainage Study (Appendix I) and other applicable sources (e.g., the Project SWMP, Appendix J), the design, location and operation/maintenance of the noted basins would be such that post-development runoff rates from the site would be maintained at or below pre-development levels. As described in this chapter of the EIR, all proposed detention basins would be located outside of identified dedicated open space areas.

- Riprap type energy dissipators would be placed at storm drain outfalls to reduce flow velocities prior to off-site discharge.

- The Project would include the following design measures to regulate flow locations, rates, and velocities:
  - Use of on-site drainage facilities (storm drains, etc.) designed to accommodate a 100-year storm event (per County guidelines)
  - Installation of extended detention basins and energy dissipators at appropriate locations to maintain pre-development flow/velocity levels
  - Use of vegetated swales and surface or subsurface drains to increase infiltration and control flows in sloped areas

Table 1-7 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS

Drainage – Construction and Operation (cont.)

A summarized list of applicable site design, source control and treatment control BMPs and related monitoring/maintenance efforts identified in the Project SWMP is provided below, with these measures applicable to proposed on- and off-site facilities/activities. Implementation of an approved SWMP as part of the Project design would avoid or reduce potential long-term water quality impacts to below a level of significance.

- Site Design BMPs - Site design BMPs are intended to achieve storm water and associated pollutant control by mimicking the natural hydrologic regime (including hydrologic characteristics and contaminant generation) to the MEP. Specific site design BMPs identified for the proposed development in the Project SWMP include the following:
  - The site would be designed to minimize the construction of impervious surfaces by limiting road widths and sidewalks, preserving native vegetation wherever feasible, incorporating landscaping as soon as feasible (to reduce erosion potential) and using vegetated areas for storm water filtering (as described below).
  - Site design would consolidate grading and building areas at the extreme front end of each lot (adjacent to the public street), to preserve the majority of the lots as undisturbed open space (via open space easement) and facilitate infiltration and natural runoff filtering.
  - The Project design incorporates measures to avoid or minimize development (and associated impacts) in critical areas such as receiving waters, floodplains, steep slopes, wetlands, and erosive or unstable soils.
  - Runoff from developed areas would be directed into adjacent landscaping on individual lots (e.g., lawns) and/or biofiltration swales wherever feasible.
  - Potential erosion and sedimentation impacts on slopes would be minimized wherever feasible through measures such as avoiding disturbance to existing slopes, minimizing manufactured slopes lengths, using retaining walls to reduce manufactured slope steepness or height, using contour grading techniques to reduce concentrated flows, and directing flows into stabilized drainage structures.
  - Detention basins would be used on site to regulate post-development flows and maintain or reduce such flows relative to pre-development levels.
  - Riprap type energy dissipators would be installed at all storm drain outlets to reduce runoff velocities and associated erosion potential.

Table 1-7 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS

Drainage – Construction and Operation (cont.)

- Source Control BMPs - Source control BMPs are intended to avoid or minimize the introduction of contaminants into the storm drain and natural drainage systems by reducing the potential generation of contaminants at the point of origin to the MEP. Source control BMPs identified for the proposed development in the Project SWMP include the following:
  - An educational program would be implemented to provide homeowners with pertinent information on local water quality concerns and issues through source control measures such as distribution of informational brochures. Specific brochure topics would include: (1) storm water runoff pollution fact sheet; (2) storm water runoff pollution prevention tips for homeowners; (3) storm water runoff pollution prevention for yard work (landscaping, gardening and pest control); (4) storm water runoff pollution prevention for pet waste; and (5) storm water BMPs for swimming pool and spa cleaning.
  - Landscape irrigation systems would be designed and monitored to minimize associated runoff (e.g., by use of moisture/pressure sensors and automatic shutoff devices to preclude irrigation during precipitation or in the event of broken sprinkler heads or lines).
  - Storm drain stencils and/or signs that meet current County criteria would be provided at pertinent locations, such as all Project storm drain inlets (including off-site roadway improvements) and public access points along drainages, to discourage illicit discharges.
  - Covered receptacles, impervious surfaces, and enclosures would be used for trash storage areas to prevent off-site transport and contact with precipitation or runoff.
  - Landscaping within parking areas would be incorporated into the drainage system.

- Treatment Control BMPs - Treatment control BMPs are intended to mitigate (infiltrate, filter or treat) runoff from developed areas, and are required to incorporate (at a minimum) either volume- or flow-based treatment control design standards (as described in the NPDES Municipal Permit and related County requirements). All treatment control BMPs would be designed to accommodate flow or volume associated with a design storm event, pursuant to applicable NPDES and County standards. Treatment control BMPs identified in the Project SWMP are summarized below, with a location map and detailed descriptions of all treatment control BMPs provided as Attachments D and E of Appendix J, respectively:
  - The site design includes five detention basins (including one public and four private basins), as described in Chapter 1.0 of this EIR (Project Description, Location and Environmental Setting) and the Project SWMP (Appendix J). While these basins are intended to regulate runoff discharge (as described above under Drainage Alteration and Runoff) and would not be designed as water quality treatment structures, the associated impoundment of runoff would create quiescent conditions and remove contaminants such as sediment, particulates and other contaminants (e.g., metals or hydrocarbons that may be adsorbed onto particulates) through settling. In addition, detention basins would be equipped with "water quality outlets," which consist of filtering devices such as debris screens, rock piles or rock-filled gabions.
  - The site design includes a number of ClearWater™ curb inlet filtration units to treat runoff from public and private rights-of-way, including the off-site portion of Montecito Way. These units include three separate screens to filter out larger trash and debris, three chambers to settle out suspended solids, a suspended adsorbent boom in the first chamber to remove hydrocarbons, and a media filter at the end of the treatment train to remove smaller particulates and dissolved metals. Removal efficiencies for ClearWater™ units include 97 percent for total suspended solids (TSS), 86 percent for oil and grease, 81 percent for lead, and 83 percent for zinc (Appendix J).

Table 1-7 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS

Drainage – Construction and Operation (cont.)

- Several Vortechnics VortSentry™ hydrodynamic separators would be used to treat runoff from private roadways within the Project site. These units employ a swirling motion to enhance gravitational separation of contaminants, which are trapped in the storage sump and subsequently removed. Removal efficiencies for VortSentry™ units include 80 percent of TSS with an average particle size of 110 microns.
- A series of BIO CLEAN curb inlet inserts would be located within curb inlets along private roads where storm drain systems are not tributary to hydrodynamic separators, as described above. These units include multiple screens to remove coarse to fine size particulates, as well as a bio-sorb boom that provides medium to high removal efficiency for heavy metals.
- A number of bio-filters (i.e., vegetation-lined swales) would be used as a final treatment for runoff from residential and related development areas within the Project site (i.e., after flows have been treated by other described treatment control BMPs). Bio-filters generally consist of open, shallow channels with vegetated sides slopes and bottoms that filter slow-moving runoff as it passes through. Specific contaminants targeted by bio-filters include sediment, metals, oil and grease, organic material, and oxygen demanding substances.
- Long-term Project operation would include regular monitoring and maintenance of the detention basins, curb inlet filtration units, hydrodynamic separators, curb inlet inserts, and bio-filters to ensure proper working order and conformance with applicable regulatory requirements. Specific measures for detention basins would include the following (refer to Appendix J for additional detail): (1) inspections to be conducted once a month during normal conditions, weekly during extended periods of wet weather and after every large storm event; (2) regular sediment removal from the detention basins and related facilities (e.g., inlet structures) to conform with quantified operational specifications (see Appendix J); (3) maintenance of vegetation at specified heights and regular removal of trash and debris; (4) regular inspection and as-needed maintenance of mechanical and electronic components (e.g., gates and valves) per manufacturer's specifications; (5) as-needed corrective maintenance for all basin components and related facilities (e.g., fence or slope repairs); (6) elimination of mosquito breeding habitat (i.e., standing water), excluding the treated water storage ponds under Wastewater Management Option 2 (refer to Section 4.1.4, Hazards and Hazardous Materials, for discussion of mosquito control for the storage ponds; (7) regular aesthetic maintenance for vegetated areas (e.g., mowing and trimming) and structures (e.g., graffiti removal); and (8) removal of animal burrows and (if necessary) animals.

  Identified monitoring and maintenance measures for curb inlet filtration units include (see also Appendix J): (1) inspections to be conducted after every rainfall event for the first 90 days, once every 60 days during the rainy season, and at the end of the rainy season; (2) periodic (at least twice per year) removal of accumulated materials with a vacuum truck; (3) regular replacement of adsorbent boom and media filter per manufacturer's specifications; and (4) repair/replacement of damaged/defective components on an as-needed basis.

  Identified monitoring and maintenance measures for hydrodynamic separators include (see also Appendix J): (1) inspections to be conducted quarterly throughout the year and weekly during extended periods of wet weather; (2) removal of accumulated materials quarterly, after each large storm event, or (for sediment) when accumulation reaches a depth of approximately three feet; and (3) completion of regularly scheduled maintenance per manufacturer's specifications.

Table 1-7 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS

Drainage – Construction and Operation (cont.)

Identified monitoring and maintenance measures for curb inlet inserts include (see also Appendix J): (1) inspections to be conducted quarterly under normal conditions and weekly during extended periods of wet weather; (2) periodic removal of accumulated materials; (3) replacement of filter "storm booms" as necessary per manufacturer's specifications; and (4) repair of mechanical components on an as-needed basis.

While intensive maintenance is generally not anticipated for bio-filters, inspections would be conducted annually, after each storm event with more than 0.5 inch of precipitation, and weekly during extended periods of wet weather. Based on the results of such monitoring, the following measures may apply (see also Appendix J): (1) control of vegetation (e.g., mowing) to ensure adequate hydraulic function; (2) periodic removal of sediment, trash, debris, excess or dead vegetation and standing water; (3) erosion/slope repairs; and (4) removal of vector habitat, animal burrows, and (if necessary) animals.

- Equestrian BMPs - The equestrian staging area manager shall ensure that the following measures are implemented at the equestrian areas:
  - The equestrian arena and temporary holding pens shall be cleaned weekly, with immediate disposal of waste materials to a covered, roll-off commercial dumpster.
  - Outside temporary holding pens shall contain decomposed granite that is layered over a thick asphalt felt.
  - All wastes shall be disposed of directly to a commercial dumpster, with no on-site composting proposed.
  - Dumpsters shall be emptied once a week, with waste materials taken to an approved landfill (or associated recycling area).
  - Prior to the rainy season, (September through March), cleaning efforts shall be implemented to remove any excess accumulations of manure from the premises.
  - Non-leak valves shall be used for all water devices.
  - The equestrian facility shall provide a water spout for individual horse owners to use with their own buckets, with no individual horse waterers or large troughs proposed.
  - Feed troughs and bins shall not be provided.
  - Grading shall be conducted such that proper drainage is provided in pens, arenas and corrals.
  - Facility users shall be requested to report all water leaks to prevent unnecessary saturation in areas where manure may be present.
  - All watering devices shall be regularly inspected by maintenance personnel to ensure proper working conditions.
  - A general clean up program shall be implemented to supplement manure management efforts at the equestrian facilities, including measures such as promptly removing damp or spilled feed, properly storing all waste products prior to off-site disposal, and precluding on-site feed and supplement storage.

Table 1-7 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS

Drainage – Construction and Operation (cont.)

- Manure storage bins shall be placed onto impervious surfaces with appropriate berming.
- Pesticide use shall be limited to insecticides (Py-Tech or equivalent) to reduce fly and mosquito breeding, and shall be applied by a licensed professional.

- Implementation of the following measures (and/or other BMPs as determined appropriate in the pending Project SWPPP) as part of the Project design would avoid or reduce potential impacts from the use and storage of construction-related erosion/sedimentation below a level of significance.
  - Construction scheduling and implementation would incorporate the following efforts: (1) site grading and excavation activities would be minimized the rainy season to the maximum extent practicable; (2) existing vegetation would be preserved wherever feasible; and (3) grading and surface disturbance would be limited to the smallest feasible areas at any given time.
  - Erosion control and sediment catchment devices would be implemented in applicable portions of all disturbed areas, including (but not limited to) manufactured slopes, areas within or adjacent to drainage courses (e.g., bridge crossings along the proposed off-site roadway corridor), and storm drain inlets. Specific proposed measures include the following: fiber rolls, silt fences, straw bale barriers, sand- or gravelbag barriers, check dams, erosion control blankets, geotextiles, mats, bonded fiber matrix, hydroseeding, diversion dikes or channels, brow ditches, temporary sediment basins, and rip rap.
  - Dust generation and sediment tracking related to Project construction would be controlled through measures such as regular watering (or use of an approved dust palliative), street sweeping/vacuuming, and stabilization of construction ingress/egress points (e.g., through temporary paving or gravelling).
  - Construction-related solid wastes and material stockpiles would be properly contained (e.g., with impermeable berms and liners) and managed to preclude erosion and sedimentation.
  - Permanent landscaping would be installed in designated areas as soon as feasible after completion of grading and construction activities. Irrigation would be avoided and minimized to the extent practicable, and managed to avoid runoff and surface saturation.
  - Temporary slope down drains and/or permanent subdrains would be installed in applicable areas to minimize surface runoff and saturation.
  - The educational BMP component described in Section 4.1.1, Hydrology/Water Resources, would include information related to long-term erosion and sediment control, such as tips on maximizing landscape cover and mechanical removal of sediment from hardscape areas.

- A number of long-term treatment control BMPs, including extended detention basins, bio-filters, wet vaults and curb insert filters, would be installed in applicable locations as part of the Project design (refer to Section 4.1.1, Hydrology/Water Resources). The operation and regular maintenance of these facilities would contribute to the control of long-term erosion and sedimentation both within and downstream of the site. Applicable drainage outlet locations associated with the Proposed Project would also be equipped with energy dissipation devices, such as riprap aprons, to reduce flow velocities and downstream erosion potential.

Table 1-7 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS

Geotechnical Issues – Construction

- Geotechnical studies conducted by Shepardson Engineering Associates, Inc. (Shepardson) for proposed off-site facilities (2005 and 2004a) and the Project site (2004b and 2002) note that a detailed geotechnical investigation (including sampling and laboratory analysis) would be conducted based on the approved Project grading plans, and that standard remedial measures would be implemented as part of the Project design if expansive soils are encountered. Specific measures identified to address these potential concerns include burial of expansive soils beneath deep fills, mixing of expansive soils with non-expansive material, and testing/monitoring to ensure that expansive soils are not located within approximately three feet of residential pad finish grades. In addition, the Project design would include standard geotechnical measures to ensure proper composition, application methodology, compaction and moisture content for Project fills (per ASTM and County Certification of Fill Compaction Report requirements).

Hazards – Operation

- Vector Control at the WRF would include:
  - Screened material would be removed from the facility two to three times per week. The screening process would take place indoors, with screened material disposed of in a commercial dumpster that would be housed indoors until transported off site. Routine removal of material would minimize fly attraction/propagation.
  - Synthetic pesticides (e.g., methoprene and cyromzine), biochemical pesticides (i.e., Bti: *Bacillus thuringiensis israeliensus*), and/or biological controls (e.g., mosquito fish) would be applied to the wet weather storage area to control attraction/propagation of mosquitoes.
  - Sodium hypochlorite addition to the treated water will be increased for long-term storage, reducing attraction to flies and mosquitoes.
  - The storage ponds would be disked annually in the Fall to remove vegetation within and around the perimeter of the pond to limit rodent habitat.
- Manure management and vector control at the equestrian staging area would include:
  - The arena and holding pens would be cleaned weekly, with immediate disposal into a covered dumpster. The dumpster contents would be taken to an approved landfill once a week.
  - Weeds would be controlled to allow sun penetration and air movement to keep grounds dry.
  - Good drainage would be maintained to avoid standing water.
  - Manure storage bins would be placed onto impervious surfaces with appropriate berming.
  - A water spout would be provided for horse owners to use their own buckets to water their horses. Valves on all water devices would be leak-proof. No horse troughs (i.e., standing water) would be provided.
  - Yellow jacket and fly traps would be installed if these insects become a problem.

Table 1-7 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS

Hazards – Operation (cont.)

- Measures would be included in the CC&Rs regarding manure management on residential lots that would allow horsekeeping.
- A Business Plan would be prepared to document the type of materials proposed for plant operations, as well as proposed storage and handling procedures and procedures for transport of materials, for submittal to the County Department of Environmental Health (DEH) Hazardous Materials Division (HMD).
- Existing on-site water wells would be abandoned in accordance with the California Well Standards as published by the California Department of Water Resources, with oversight provided by the DEH as part of the Project Site Assessment and Mitigation (SAM) Program.

Fire Hazard – Construction and Operation

- The Proposed Project would comply with all access, design, and fuel management policies as specified in the Uniform Fire Code, Article 9 and Appendix II-A, Section 16, as adopted, amended and titled "Consolidated Fire Code" by the RFD/CDF (County of San Diego 2001) as well as additional fire requirements specified by the Ramona Fire Prevention Bureau as included in Appendix O.
- All development projects must be designed in accordance with the Consolidated Uniform Fire Code (County 2001) that would minimize fire hazard risks to persons and property. This includes compliance with fuel modification requirements around all structures. Other requirements related to fire prevention from the Ramona Fire Prevention Bureau include:
  - Newly created roads must have a minimum graded width of 28 feet with a minimum improved width of 24 feet and be constructed of asphaltic concrete.
  - The cul-de-sacs would be graded to a radius of 40 feet and would be improved with asphaltic concrete to a radius of 36 feet.
  - Fire hydrants would be installed every 1,000 feet measured from the intersection of existing roadways and new roadways. A minimum water flow of 2,500 gpm would be required.
  - If a minimum water flow of 2,500 gpm cannot be met, then an automatic sprinkler system must be installed in all residential dwelling units. Under this scenario only, spacing of fire hydrants may be allowed every 1,300 feet.
  - County-approved street signs would be installed at every intersection created by the Proposed Project.
  - "No Parking Fire Lane" signs would be required for all roads with a minimum improved width of 24 feet. The locations of these signs would be determined by the Ramona Fire Prevention Bureau.
  - A fuel modification zone of 100 feet would be required around all structures (refer to Figures 1-7 through 1-10 and 1-34), except as modified where proposed homes would be adjacent to existing development.

Table 1-7 (cont.)
ADDITIONAL ENVIRONMENTAL DESIGN CONSIDERATIONS

Flood Hazard – Construction
• The Project design encompasses a number of measures to address potential on- and off-site flood hazards, including on-site drainage facilities (storm drains, etc.) designed to accommodate a 100-year storm event (per County guidelines), the use of extended detention basins and energy dissipators at appropriate locations to maintain pre-development flow levels, and the use of vegetated swales and surface or subdrains to increase infiltration and control flows in sloped areas. In addition, existing substandard drainage crossings of the proposed off-site road segments to be improved, would be upgraded at the time of these road improvements.
Public Services – Construction and Operation
• It is anticipated that expanded fire and police protection services would be funded from increased property taxes and other revenues to the County resulting from the Proposed Project as well as from other cumulative developments in the Ramona area that have contributed to the increased demands on fire and police protection services. • The Proposed Project would dedicate land for a 10.6-acre charter high school site for future school development by the RUSD or other appropriate entity. • The Proposed Project proposes to fully develop and dedicate an 8.3-acre local park and an 11.9-acre historic park (including the Montecito Ranch House).

Table 1-8
PRIVATE DEVELOPMENT PROJECTS WITHIN THE RAMONA COMMUNITY PLANNING AREA

Map Key	Identifying Project Number	Project Name	Project Location	Acreage of Project Site	Proposed Improvements
1	TM 4844	Black Canyon Tentative Map	West of Black Canyon Road at Black Canyon Place	134	45 SFR
2	TM 4962	MDS Development Subdivision	North of Pile Street, west of Black Canyon Road	74.6	30 SFR ranging from 2.0 to 4.3 net acres
3	TM 5091	Barrett/Hibbard Subdivision	1105 Ash Street	49.67	12 SFR
4	TM 5194	Teyssier Major Residential Subdivision	Intersection of Horizon View Drive and San Pasqual Road	287	36 lots
5	TM 5244	Stonecrest Development	Northwest corner of Haverford Road and SR 78	67.7	14 lots, 4 acres each
6	TM 5198	Rancho Esquilago	Northwest corner of Highland Valley Road and Traylor Road	147	28 SFR, an equestrian center, and associated lakes and ponds
7	BC 97-0164/ TPM 13136	Clifford Douglas Subdivision	Rancho Villa Road between Rustic Villa Road and San Pasqual Valley Road	51.3	Boundary adjustment merging parcels into 7 SFR lots
8	TM 5253RPL5/ GPA 05-007/ SP 01-002/ REZ 03-011/ AD 05-043	Oak Country Estates	Northeast of Highland Valley/Rangeland Road intersection	Total area in SPA is 768.5; TM 5253 subdivides 476 acres	57 SFR lots ranging from 2 to 4 acres each plus 485.2 acres of open space (188.1 acres open space within TM 5253, 63 acres available as potential mitigation for TM 5198, and 229 acres owned by The Nature Conservancy)
9	TPM 21042	Spitzbergen Property (part of Holly Oaks Specific Plan Area)	2857 Southern Oak Road	311	Two-phase project. First phase: driveway improvement to existing SFR to correct grading violation. Second phase: 17 SFR plus 2 open space lots over 220 acres in size
				Dwelling Unit Subtotal	246

Table 1-8 (cont.)
PRIVATE DEVELOPMENT PROJECTS WITHIN THE RAMONA COMMUNITY PLANNING AREA

Map Key	Identifying Project Number	Project Name	Project Location	Acreage of Project Site	Proposed Improvements
10	P 77-005W1	Young Life Oakbridge Camp Major Use Permit	27224 Slaughterhouse Road off of SR 78	78.3	Addition of a 28.75-acre parcel to an existing 49.55-acre resort. Additional staff housing, dormitories, and sports facilities. 75 additional parking spaces
11	SP 00-06/ P 70-379W2	Salvation Army Divisional Camp	14488 Mussey Grade Road	575	Major Use Permit modification for phased expansion of existing camp classrooms and support buildings to a capacity of 850 occupants, including 60 resident staff. Includes 275 additional parking spaces
12	TM 4862/ STP 95-016W3	Holly Oaks Ranch Site Plan Review	South end of Southern Oak Road	68.6	23 SFR as part of Holly Oaks Specific Plan
13	TM 5008	Ramona Ridge Estates	North of Casner Road, east of Sutherland Dam Road, west of Rancho Ballena Road	218	18 SFR, 1 street lot, and 1 non-buildable lot
14	TPM 20616	Borysewicz TPM	Mussey Grade Road, end of Sky High Road	19.82	2 SFR
15	TM 5042	Stone Creek Estates Project/Lakeside Ventures	East of Valle de los Amigos-Pahl's Way and Orange Avenue	202.60	21 SFR lots ranging from 8.0 to 15.8 acres in size. Open space to protect steep slopes and sensitive archaeological and biological resources
16	TM 5080RA	Mahogany Ranch	North and south sides of Mahogany Ranch Road, approx. ½ mi east of Mussey Grade Road, 1 mi south of Dos Picos Park Road	117.5	13 SFR ranging from 4.20 to 12.73 acres in size, and improvements to Mussey Grade Road
				Dwelling Unit Subtotal	77

Table 1-8 (cont.)
PRIVATE DEVELOPMENT PROJECTS WITHIN THE RAMONA COMMUNITY PLANNING AREA

Map Key	Identifying Project Number	Project Name	Project Location	Acreage of Project Site	Proposed Improvements
17	TM 5136	Welsh Major Subdivision	Between Keyser Road and San Vicente Road, south of Hanson Lane	14.2	12 SFR with waiver to allow existing utility poles instead of underground utilities
18	TM 5172RP1	Friery Major Subdivision	South of San Vicente Road, at the eastern terminus of Tom Bill Road, east of Wildcat Canyon Road	66	15 lots and SFR
19	TPM 20415	McCandless Keyes Road Subdivision	1550 Keyes Road	18.84	4 SFR with 2-acre minimum lot size, plus remainder lot
20	TM 4896	Parker Minor Subdivision	South of Tom Bill Road between Wildcat Canyon Road and the east end of Tom Bill Road	27.6	9 SFR
21	TM 4840	Wylie/Strickfaden TM Subdivision	Ramona View Court between SR 78 and Ramona View Road	19.38	7 SFR
22	TPM 20391	Ranganathan TPM 98-14-025	Mesa Estates Road	33.9	Maximum of 20 SFR (4 residential lots with 4 to 5 SFR each)
23	TPM 20465	Cavins Property	Northwest corner of Pine Street and Washington Street	40	5 lots and SFR (four 4-acre lots and one 19-acre lot)
24	TPM 19214RPL	Doshi Property	Northeast intersection of SR 78 and Rancho Trails Road	24.3	5 lots and SFR
25	TPM 20615	Weinstock Project	Northeast corner of Quest Road and Prestige Road	37.5	5 lots and SFR
26	TM 5344 SPA 03-005	Cumming SPA	Highland Valley Road between SR 67 and El Sol Road	682.6	136 SFR
				Dwelling Unit Subtotal	**218**

Table 1-8 (cont.)
PRIVATE DEVELOPMENT PROJECTS WITHIN THE RAMONA COMMUNITY PLANNING AREA

Map Key	Identifying Project Number	Project Name	Project Location	Acreage of Project Site	Proposed Improvements
27	MUP 84-004 W1	A Touch from Above Ministries	16145 SR 67, between Rockhouse Road and Archie Moore Road	23.5	Addition of a 3,000 s.f. library, a 4,200 s.f. office building, and 9prayer booths
28	MUP 02-005	Rancho Cañada Bed and Breakfast	22165 San Vicente Road, west of Wildcat Canyon Road, south of San Vicente Road, at terminus of Chuckwagon Road, within the Monte Vista Ranch Specific Plan Area	32	Use of 5 existing residences spa, and pool as a commercial bed and breakfast with up to 10 guests and 2 staff
29	TPM 20466	Sgobassi TPM	End of Sky Road off Highland Valley Road. South side of Bandy Canyon Road between Bandy Canyon Road and Highland Valley Road	19.82	2 SFR
30	MUP 03-035	Mountain Valley Ranch	842 SR 78, north of Julian Road, east of Magnolia Avenue, west of Rancho Allen Lane, south of Magnolia Heights Road	4.3	Equestrian riding/rodeo facility with lighted arena, public address system, announcer's stand and parking
31	TPM 20766	Wakeman TPM	South of Old Julian Way, east of Griffith Road at terminus of Grapefruit Drive	22.2	5 SFR
32	TM 5254	Rainbird Road TM	South of Hereford Drive on Rainbird Road	327	66 SFR
33	TPM 20564	McCandless Pahls Way TPM	Pahls Way	41.5	5 SFR
				Dwelling Unit Subtotal	**78**

Table 1-8 (cont.)
PRIVATE DEVELOPMENT PROJECTS WITHIN THE RAMONA COMMUNITY PLANNING AREA

Map Key	Identifying Project Number	Project Name	Project Location	Acreage of Project Site	Proposed Improvements
34	TM 5257	Sunset Vista (aka Theaker Subdivision)	1454 Ashley Road, northeast of Ashley Road and Hanson Lane	9.3	7 SFR
35	TM 5267	Roberts Ranch	Northeast corner of Archie Moore Road and Salt Mine Road	53.4	8 SFR
36	TM 5188RPL3	Brisson	11th Street, west of 10th Street, north of H Street and east of 11th Street, San Vicente Road cuts through property	3.75	12 SFR
37	TPM 20498	Bagley/Quisenberry	East of SR 78 between Washington Street and Rancho Trails Road	37.4	5 SFR
38	TM 5347	Nickel Creek (aka Rilington Communities)	Northeast of curve in Montecito Road, south of Santa Maria Creek at northern terminus of 14th Street.	10.1	45 condominiums
39	TM 5307	Lakeside Ventures TM	Easterly terminus of Pahls Way, east of Magnolia Avenue, north of Pile Street	203.2	8 lots (four 8-acre minimum lots and four 40-acre minimum lots)
40	TM 5311	Meadow Builders	1455 Ashley Road, corner of Hanson Lane and Ashley Road	8.3	12 SFR ranging from 0.59 to 1.05 acres in size
41	TM 5329	Mt. Woodson Subdivision	West of SR 67 between Archie Moore Road and Mt. Woodson Road	84.15	22 new SFR and one 40-acre open space lot; 2 existing SFR on site
42	TM 5302	Elliot TM	Northeast corner of Ramona Street and H Street	22.4	62 SFR
				Dwelling Unit Subtotal	**181**

Table 1-8 (cont.)
PRIVATE DEVELOPMENT PROJECTS WITHIN THE RAMONA COMMUNITY PLANNING AREA

Map Key	Identifying Project Number	Project Name	Project Location	Acreage of Project Site	Proposed Improvements
43	TM 4979 (Dev.)/ TPM 20299 (HMP)	Fenton Ranch	16251 Bandy Canyon Road between Ysabel Creek Road and SR 78	228.6	9 SFR
44	STP 02-064	One Stop Rental (Souza)	254 SR 78 between Santa Maria Creek and Olive Street	4.1	Removal of existing buildings on 2 parcels and construction of 2 industrial/office buildings
45	TPM 20809	Bates TPM	15500 Highland Valley Road at Paseo Penasco	30.5	5 SFR
46	TPM 20770	Taylor-Andrews TPM	16355 SR 67 between Archie Moore Road and Mt. Woodson Road	34.7	4 SFR; existing residential structures on site
47	TPM 20771	Sorric TPM	718 10th Street, east of San Vicente, north of H Street, west of 9th Street, south of E Street	1.01	5 SFR
48	TM 5077	Westside Knolls	South of Marmac Drive and Mussey Grade intersection, east of Wyeport Road	19.48	8 lots ranging from 2.09 to 4.01 acres in size. Improvements to Wyeport Road (currently a dirt road)
49	TM 5098/ STP 00-080	Oak Creek Village	Southeast corner of H Street and 14th Street	5.04	46 SFR, 1 recreation and open space lot
50	TM 5124	Quisenberry	Southeast of Hanson Lane and San Vicente Road intersection	6.0	10 SFR
51	TM 5368/ MUP 03-005/ STP 99-070	Maple Street Business Park	432 Maple Street	2.9	Condo conversion of 16 existing industrial and commercial units
52	TM 5378	Estates at McDonald's Park	1602 and 1666 Hanson Lane	12.08	11 SFR
				Dwelling Unit Subtotal	**98**

Table 1-8 (cont.)
PRIVATE DEVELOPMENT PROJECTS WITHIN THE RAMONA COMMUNITY PLANNING AREA

Map Key	Identifying Project Number	Project Name	Project Location	Acreage of Project Site	Proposed Improvements
53	TM 5439/ REZ 05-016/ STP 00-013	Casa De Rio Vista Apartments	115 6th Street between A and B Street	0.64	Condo conversion of two 6-unit apartment buildings
54	MUP 00-004	Boyne Valley Ranch	535 West Haverford Road	4.74	Increase from 6 to 14 beds and construction of 11 new parking spaces
55	MUP 02-008	Orrin Day Office Complex	Main Street and D Street	48,450 sq. ft. plus parking	2-story 25,000-s.f. office building and 83 parking spaces
56	MUP 03-051/ MUP 03-052/ ZAP 01-108	ZAP- Sky Valley Cingular Wireless	16660 Sky Valley Drive	N/A	Unmanned telecommunications facility. 6 antennas (22 ft. high), 8-inch-diameter poles (19 ft. high), and four equipment cabinets on concrete slab
57	MUP 03-054/ ZAP 02-073	Rancho Ballena Cellular Site (Verizon Wireless)	27948 Highway 78	650 sq. ft.	Unmanned telecommunications facility on a residential parcel in close proximity to a new building pad. 6 panel antennas, 1 microwave dish, and 1 GPS antenna on a 45 ft. windmill. Radio cabinets and generator will be enclosed in an 11-ft. by 25-ft. concrete masonry unit block wall enclosure
58	MUP 03-061/ MUP 03-062/ ZAP 02-054	Elling Ranch / Cingular Wireless Facility	23414 Highway 78	Less than 1 acre	Unmanned wireless telecommunications facility. 50 ft. monopine tower and 10-ft. by 16-ft. equipment shelter
59	MUP 03-086	Changing Options Group Care Facility	500 3rd Street	0.92	8 additional bedrooms within 2,323 s.f.
				Dwelling Unit Subtotal	**0**

Table 1-8 (cont.)
PRIVATE DEVELOPMENT PROJECTS WITHIN THE RAMONA COMMUNITY PLANNING AREA

Map Key	Identifying Project Number	Project Name	Project Location	Acreage of Project Site	Proposed Improvements
60	MUP 03-094	RBS Towing and Storage Facility	Between Maple Street and Brazos Street	1.75	Towing facility including a 6,000-s.f. garage, 480-s.f. office, 32,000-s.f. outdoor storage area for non-operating vehicles, and 37 parking spaces
61	TPM 20665	Bush Minor Subdivision	10th Street and southwest of Main Street	1.0	4 parcels
62	MUP 03-123	Cell site	26652 Littlepage Lane	9.72	Unmanned cellular tower and equipment shelter. 42-ft. high broad-leaf tree with antennas and ground mounted radio equipment
63	MUP 04-052	Templo Monte Sinai Church	Northeast corner of Olive Street and SR 78	4	2 church buildings and 147 parking spaces
64	TPM 20370	MBA Ltd. TPM	West side of Hidden Meadow Court and east of Archie Moore Road	8.53	2 SFR
65	MUP 72-309/ MUP Mod 72-309-04/ MUP 02-021	San Diego Country Estates Equine Center	16911 Gunn Stage Road between Wikiup Road and terminus of Gunn Stage Road	73.1	Stables for 80 horses, hay barn, equipment barn, 3 hot walkers, 3 training rings, jump ring, breaking ring, training track, office and lounge, parking for 113 vehicles, 60 corrals, RV/boat storage for 255 vehicles, maintenance office and yard, manure transfer station, scout equipment storage, community cable television antenna facility, small decomposed granite borrow pit, additional training ring, and parking for 40 horse trailers
				Dwelling Unit Subtotal	6

Table 1-8 (cont.)
PRIVATE DEVELOPMENT PROJECTS WITHIN THE RAMONA COMMUNITY PLANNING AREA

Map Key	Identifying Project Number	Project Name	Project Location	Acreage of Project Site	Proposed Improvements
66	MUP 72-393	SDCE Electric Golf Cart Storage Facility	24157 San Vicente Road	5,445 sq. ft.	1-story golf cart storage facility
67	TPM 20403RPL1	Bushey	1336 Ash Street between Alice Street and Maple Street	9.5	3 SFR lots
68	TPM 20276	Smith Lot Split	16882 Old Survey Road	26	Lot split, 4 SFR
69	TPM 20801	Herman Minor Subdivision	2268 El Paso Street	10	4 lots
70	TPM 20389	Brisson Subdivision	North side of Creelman Lane, approximately 2500 feet east of Keyes Road	27.85	4 SFR
71	TPM 20401	RC DK Realty II	Southeast of SR-67 and southwest of Rancho Maria Lane	45.22	4 SFR
72	TPM 20348	Vengler TPM	West side of Ramona Street just north of Rowley Avenue, south of H Street and due west of Ramsey Lane	2.78	4 lots
73	TPM 19982	Lakeview Developers	North of Julian Highway and southwest of Elizabeth Lane	16.59	4 SFR
74	TPM 20273	Turley TPM	On Camino Del Indio between Camino Del Sabio and Garjan Lane.	10	4 lots
75	TPM 20318	Brinker Minor Subdivision	17112 Garjan Lane	8.87	2 lots
76	TPM 20598	Dahl Residential Subdivision	2156 Montecito Road. South side of Montecito Road between Hughes Street and Kalbaugh Street	12.53	4 lots
				Dwelling Unit Subtotal	37

Table 1-8 (cont.)
PRIVATE DEVELOPMENT PROJECTS WITHIN THE RAMONA COMMUNITY PLANNING AREA

Map Key	Identifying Project Number	Project Name	Project Location	Acreage of Project Site	Proposed Improvements
77	TPM 20769	Thompson TPM	717 Haverford Road	12	One 8-acre parcel for SFR, a guesthouse, and limited agricultural use. Additional 4-acre parcel of undeveloped land
78	TPM 20463	Herold TPM	North side of Walnut Street between Alice and Davis Street	4.4	4 SFR
79	TPM 20442	Rakos Lot Split	South side of Walnut Street between Alice Street and Davis Street	4.85	4 parcels
80	TPM 20703	Herold TPM	1292 Ashley Road	2.5	4 parcels. 1 existing SFR
81	TPM 20919	Herold TPM	507 G Street	0.76	4 parcels. Existing SFR will be removed
82	TPM 20977	Arkegos TPM	1760 Keyes Road	13.6	Maximum 4 lots
83	TPM 20402	Lee TPM	Highland Meadow Court and Archie Moore Road	8.23	2 SFR
84	TPM 20656	Humphus TPM	1279 Barnett Road	2.53	4 lots. Existing SFR will remain
85	TPM 20482	Lancione TPM	472 Telford Lane	4.55	4 SFR. 1 existing SFR will remain
86	TPM 20437	Quisenberry TPM	207 Old Julian Highway between Keyes Road and Amigos Road	5	4 SFR
87	TPM 20456	Wier TPM	313 Penn Street	14.1	2 SFR
88	TPM 20445	Powell Minor Subdivision	North of SR-78 on corner of Corte De Powell and Paseo Pantera (east side)	18.2	2 parcels
89	TPM 20926	Filippini Minor Subdivision	Northeast corner of Magnolia Avenue and Brightside Way	9.25	2 parcels. 1 existing SFR and agricultural buildings will remain
90	TPM 20679	Herold TPM	170 Hillcrest Lane	4.7	4 lots
91	TPM 20909	Matthew TPM	705 12th Street	0.425	2 lots
				Dwelling Unit Subtotal	46

Table 1-8 (cont.)
PRIVATE DEVELOPMENT PROJECTS WITHIN THE RAMONA COMMUNITY PLANNING AREA

Map Key	Identifying Project Number	Project Name	Project Location	Acreage of Project Site	Proposed Improvements
92	TPM 20961	Dye Road TPM/ Stratton	3347 Dye Road. Northwest of the terminus of Toca Lane (Dye Road)	11	5 lots
93	TPM 20826	Giffin Minor Subdivision	2249 Montecito Road	5.17	2 lots
94	TPM 20983	Scherer Lot Split	505 Matthew Court	2.36	2 lots
95	TPM 20724	Quisenberry Minor Subdivision	815 14th Street	1.26	3 parcels. 1 existing SFR will remain
96	TPM 20493	Gouviea TPM	17135 Whirlwind Lane	9.51	2 SFR
97	TM 5237	Kearney Subdivision	South side of Boundary Avenue. North of Dye Road. Southeast corner of Boundary Avenue and Equestrian Trail	52.49	12 lots
98	TPM 20496	Quisenberry TPM	Terminus of Rancho Maria Lane east of SR-67	17	4 parcels
99	TPM 20808	Young Minor Subdivision	928 16th Street	1.77	4 lots
100	TPM 20692	Means TPM	North side of Salida Del Sol and Highland Valley Road	38.07	3 parcels
101	TPM 20650	Huber TPM	Northwest corner of Dye Road and Mandez Drive	12.88	3 lots
				Dwelling Unit Subtotal	39
				TOTAL DWELLING UNITS FOR CUMULATIVE PROJECTS, EXCLUDING THE PROPOSED PROJECT	1,026
Proposed Project	TM 5250	Montecito Ranch (Proposed Project)	North/northwest of Montecito Way and Montecito Road	935.2	417 SFR, charter high school site, local park, historic park site, WRF, improvements to segments of Ash Street, Montecito Way, and Montecito Road
				GRAND TOTAL	1,443 du

du = dwelling unit(s); mi = mile(s); SFR = single-family residential unit(s)

Table 1-9
DEPARTMENT OF PUBLIC WORKS PROJECTS IN THE RAMONA COMMUNITY PLANNING AREA

Map Key	Project ID Number	Project Name	Description	Completion Date
Roadway Reconstructions				
A	TBD	Dye Road Extension	Construction of a new road to extend Dye Road from the vicinity of Ramona Street to San Vicente Road (5,280 feet)	TBD
B	TBD	Dye Street	Construction of a new road from Mussey Grade Road/SR 67 to Dye Road (3,200 feet)	TBD
C	TBD	Hanson Lane Safety Improvements	Safety improvements on Hanson Lane from San Vicente Road to Ashley Road (2,600 feet)	TBD
D	TBD	Ramona Street Extension	Construction of a new road to extend Ramona Street from Warnock Drive to Boundary Avenue (1,300 feet)	TBD
E	TBD	San Vicente Road Phase I Widening And Pathways	Widening and construction of pathways on both sides of San Vicente Road from Warnock Drive towards the south for 5,750 feet	Summer 2009
F	TBD	San Vicente Road Phase II (East) Widening And Pathways	Widening and construction of pathways on both sides of San Vicente Road from 5,750 feet south of Warnock Drive to Wildcat Canyon Road (5,750 feet)	TBD
G	TBD	Ramona Southern Bypass	Construction of a new road from Dye Road/Ramona Street to SR 67	TBD
H	TBD	13th Street/Maple Street	Construction of a new road from SR 67 to Walnut Street (1,800 feet)	Spring 2012

Table 1-9 (cont.)
DEPARTMENT OF PUBLIC WORKS PROJECTS IN THE RAMONA COMMUNITY PLANNING AREA

Map Key	Project ID Number	Project Name	Description	Completion Date
Bike Lanes/ Pathways				
I	TBD	San Vicente Road Pathways	Construction of pathways on both sides of San Vicente Road from Hanson Lane to Warnock Drive, and from Wildcat Canyon Road to Gunn Stage Road (2.4 miles)	Summer 2012
Intersection Improvement				
J	1C5001	14th Street/SR 67 Intersection Improvement	Modification of the intersection of 14th Street and SR 67 to provide a right turn lane from 14th Street onto SR 67. Also, modifications to the traffic signal	Summer 2007
Drainage Improvements				
K	TBD	6th Avenue Drainage Improvements	Replacing two existing 24-inch CSP with larger pipes under 6th street north of Telford Lane (37 feet)	Summer 2010
L	TBD	San Vicente Road Drainage Improvements	Replacing two existing 30-inch by 15-inch culverts by a larger culvert under San Vicente Road south of Caminito Connie (60 feet)	TBD
M	TBD	Vista Ramona Drainage Improvements	Replacing two existing 30-inch CSP with a larger pipe under Vista Ramona Road north of Timber Passing Road (75 feet)	Summer 2013
Airports				
N	TBD	Ramona Airport Runway Rehabilitation	Rehabilitation of runway 9/27 and drainage improvements phase I, at Ramona Airport	TBD
O	TBD	Ramona Airport Terminal Apron	Terminal apron improvements at Ramona Airport	Summer 2010

Sources: County of San Diego, Department of Public Works, Capital Improvement Plan 2006/2007 – 2010/2011
http://www.co.san-diego.ca.us/dpw/engineer/caprojts.html
N/A: Not available
TBD: To be determined

Table 1-10
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number	Project Name	Land Use & Planning	Agricultural Resources	Population & Housing	Geologic Issues	Water Resources	Air Quality	Transportation/ Circulation	Biological Resources	Fire & Flood Hazards	Noise	Public Services	Utilities & Services	Aesthetics	Cultural & Paleontological Resources	Notes	ADT
1	TM 4844	Black Canyon Tentative Map	LS	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	Final EIR completed; mitigation measures a condition of approval. Mitigated Negative Declaration (MND) dated December 2001. Mitigation measures include on-site open space easement for partial mitigation and off-site purchase of coastal sage scrub. Project site includes approximately 50 acres of unspecified agricultural use, and an unspecified "small" area of California Department of Conservation (CDC) Prime Farmland. 35.7 acres of U.S. Natural Resources Conservation Service (NRCS) Prime Farmland soil on site. APN is in open status as of March 2006.	540
2	TM 4962RPL	MDS Development Subdivision	NA	NA	NA	NA	NA	NA	PS	PS	NA	NA	NA	NA	NA	NA	Proposed Final MND dated August 18, 2003 sent to Planning and Environmental Review Board September 4, 2003, but public comment at meeting resulted in requirement for new and updated technical studies. March 8, 2006 County comment letter stated further revisions needed. No CDC designated Important Farmlands identified, although the site contains an unspecified acreage of avocado orchards.	
3	TM 5091	Barrett/Hibbard Subdivision	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	SM	LS	LS	LS	MND issued April 1997, revised October 30, 1997. Initial Study (IS) states: (1) Project would increase average daily traffic (ADT) on SR 78 and SR 67; applicant to provide fair share fees, and (2) Impacts to Sheriff's Department; no solution identified. No native vegetation identified. Project site consists of an unspecified area of planted orchards, but would not impact CDC Prime Farmland.	120
4	TM 5194	Teyssier Major Residential Subdivision	LS	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	SM	Draft MND dated November 2005 includes open space easement. Project will impact 13 acres of CDC Unique Farmland although California Land Evaluation and Site Assessment Model (LESA) analysis determined that the site is not a significant resource.	432
5	TM 5244	Stonecrest Development	LS	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	Final MND dated July 2005. Mitigation includes on-site open space easement, coastal sage scrub habitat credit in County-approved mitigation bank, and noise easement. May 2003 agricultural analysis identifies 58.7 acres of on-site oat hay cultivation associated with a Ramona High School agricultural project, but notes that CDC Prime Farmland will not be affected and identifies a LESA Model score of 38.59.	168
6	TM 5198RPL5	Rancho Esquilago	PS	LS	LS	LS	PS	PS	PS	PS	LS	PS	LS	LS	LS	PS	Impacts from County scoping letter dated June 8, 2002. November 17, 2005 County letter commenting on fifth screencheck DEIR required substantial change in project description to avoid RPO wetland impacts, stormwater management issues, cultural and biological easement issues, and airport and boat noise. Entire site identified as CDC Farmland of Local Importance, has been historically farmed for oat hay, and will be impacted by proposed development. 20 acres of NRCS Prime Farmland soil on site.	
7	BC 97-0164/ TPM 13136	Clifford Douglas Subdivision	E	E	E	E	E	E	E	E	E	E	E	E	E	E	Certificate of Compliance issued January 14, 2000; no environmental impacts cited.	

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Table 1-10 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number	Project Name	Land Use & Planning	Agricultural Resources	Population & Housing	Geologic Issues	Water Resources	Air Quality	Transportation/ Circulation	Biological Resources	Fire & Flood Hazards	Noise	Public Services	Utilities & Services	Aesthetics	Cultural & Paleontological Resources	Notes	ADT
8	TM 5253RPL5	Oak Country Estates	SM	SM	LS	LS	LS	LS	SM	SM	LS	SM	LS	LS	LS	SM	Final EIR dated November 2005 includes mitigation for land use, agricultural, biological and cultural resources, traffic, and noise. Impacts to 80.0 acres of non-native grassland, 136.6 acres of southern mixed chaparral, 7.5 acres of coast live oak woodland, 2.5 acres of buckwheat scrub, 0.04 acre of southern willow scrub, 0.46 acre of freshwater seep, 0.5 acre of vernal pools, 0.07 acre of graceful tarplant, critical habitat for threadleaf brodiaea, arroyo toad, San Diego fairy shrimp, western spadefoot toad, Coronado skink, two-striped garter snake, raptor foraging and breeding, and wildlife corridors. All impacts mitigated through on-site habitat preservation and fencing. Impacts to other jurisdictional areas avoided through use of span bridges. Project site includes grazing of an unspecified number of cattle on approximately 450 acres, with approximately 580 acres of CDC Grazing Land and 190 acres of CDC Farmland of Local Importance on site.	
9	TPM 21042	Spitzbergen Property	PS	NA	NA	NA	PS	PS	PS	PS	PS	PS	NA	PS	NA	PS	January 12, 2006 County letter commenting on second iteration of IS identified issues relating to RPO wetlands, fire protection, biological and cultural resources, noise, air quality, traffic, access to electrical lines, well destruction, SWMP, and growth induction. August 2005 biological report states that site contains 227.2 acres southern mixed chaparral, 40.6 acres coastal sage scrub, 9.5 acres southern coast live oak riparian forest, 6.7 acres coast live oak riparian forest, 5.0 acres open coast live oak riparian forest, 9.4 acres sage/chaparral, 6.6 acres disturbed sage/chaparral, and and 6 acres developed land. Impact acreages not available. October 2005 County letter states project would require an amendment to the Holly Oaks/Luelf Ranch Specific Plan.	
10	MUP 77-005W1	Young Life Oakbridge Camp Major Use Permit	LS	LS	LS	LS	LS	LS	SM	SM	LS	LS	LS	LS	LS	LS	FEIR dated October 4, 1973 for Block's Horse Ranch and Sports Club. Addendum to FEIR dated August 28, 2002 changed project description but not impacts. Project incorporates mitigation for traffic (off-site improvements), open space easement for biological resources and revegetation of leach fields. Later minor deviation of MUP (P77-005W1M1) for redesign of one building with no significant impacts was approved November 15, 2005. APN completed March 2001.	
11	SP 00-06/ MUP 70-379W2	Salvation Army Divisional Camp	SU	LS	LS	SM	LS	LS	SM	SU	SM	SM	LS	LS	SM	SM	FEIR dated 2005 identified impacts and associated mitigation reducing impacts to less-than-significant levels for geology/soils (seismic hazards and erodible soils), hazards (above-ground fuel storage tanks and wildland fire hazards), noise (from construction activities, sound amplifying equipment during presentations, on-site air conditioners, motorized maintenance tools, and construction during coastal California gnatcatcher breeding season), aesthetics (access road cut and fill slopes), cultural resource sites, and biological resources to be protected or preserved in easements (2.00 acres of southern coast live oak riparian forest, 7.29 acres of coast live oak woodlands, 0.14 acre of RPO wetlands/ACOE non-wetland Waters of the U.S., 13.12 acres of Diegan coastal sage scrub, 9.26 acres of coastal sage –chaparral scrub, 37.36 acres of southern mixed chaparral, 12.33 acres of non-native grassland, 38 Engelmann oaks, coastal California gnatcatcher, and raptors). In addition, the FEIR identified significant unmitigable impacts to both land use and biological resources due to conflicts with the MSCP Subarea Plan (edge effects) and Biological Mitigation Ordinance (BMO) and RPO requirements for wetlands, Diegan coastal sage scrub, coastal sage-chaparral scrub, and wildlife corridors.	

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Table 1-10 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number	Project Name	Land Use & Planning	Agricultural Resources	Population & Housing	Geologic Issues	Water Resources	Air Quality	Transportation/ Circulation	Biological Resources	Fire & Flood Hazards	Noise	Public Services	Utilities & Services	Aesthetics	Cultural & Paleontological Resources	Notes	ADT
12	STP95-016W3/ TM 4862	Holly Oaks Ranch Site Plan Review (aka Luelf Ranch)	LS	LS	LS	SM	SM	LS	SM	SM	LS	LS	LS	LS	SM	SM	Final EIR dated September 16, 1992 states: (1) erodible soils on site, (2) potential erosion and drainage alteration patterns resulting from construction of project, (3) Project would increase ADT in vicinity of Dye Rd and SR 67, (4) site contains chaparral, mixed sage scrub communities, southern oak woodland and riparian communities, (5) site is visible from surrounding areas, and (6) site contains significant archeological resources. Notice of Determination (NOD) dated December 12, 2001 relied on 1992 EIR in which significant impacts were mitigated to a level below significance. EIR missing from County office as of March 10, 2006, so not possible to confirm information.	
13	TM 5008	Ramona Ridge Estates	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Negative Declaration (ND) issued July 1999; project was redesigned to avoid significant impacts. Project site includes unspecified areas of CDC Prime farmland and Williamson Act Agricultural Preserve (with no contract), with no current agricultural uses. 2.56 acres of NRCS Prime Farmland soil on site. On March 24, 2004, Board of Supervisors directed applicant to file new TM, reducing project to five lots. Hearing continued to June 21, 2006.	
14	TPM 20616	Borysewicz TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated February 19, 2003 includes the adoption of a previous ND dated December 12, 1995. Project will impact 8 additional acres of chaparral and mitigated as required by Multiple Species Conservation Program (MSCP) and BMO. Project has reduced impacts to the on-site riparian forest.	
15	TM 5042	Stone Creek Estates Project	NA	NA	NA	NA	NA	NA	NA	PS	NA	NA	NA	NA	NA	PS	MND dated September 13, 1994 approved for TM 5042RPL1, which included the following mitigation: open space easements for cultural and biological resources and steep slopes, plus 3:1 off-site mitigation for 0.30 acres of riparian oak woodland and 0.20 acres of southern oak woodland. For TM 5042RPL2 started in 2000, but not completed. Third iteration of IS determined to be incomplete because of technical studies. As of May 8, 2002, a GPA and rezone of the area changed allowable density from 1 du per 8 acres to 1 du per 10 to 40 acres, making the project out of conformance. No other information in file as of March 10, 2006.	
16	TM 5080RA	Mahogany Ranch	LS	LS	LS	LS	SM	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND dated February 1997 required a biological easement. MND dated January 21, 2000 for an amendment to TM 5080 allowing use of private wells and a modified biological easement for oak woodland, wetlands, and sensitive plants and animals. Eight APNs completed October 2005. One APN is in expired status as of March 2006.	
17	TM 5136	Welsh Major Subdivision	LS	LS	LS	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	MND issued December 12, 2000 required noise easements and noise walls for impacts to homes along San Vicente Road. ND with no mitigation issued March 28, 2002 to allow utility poles to remain above ground.	
18	TM 5172RP1	Friery Major Subdivision	LS	LS	LS	LS	LS	LS	LS	SM	LS	SM	LS	LS	LS	LS	MND issued September 2002, revised January 2003. Impacts taken from IS.	
19	TPM 20415	McCandless Subdivision	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND issued February 2000. Impacts taken from July 1999 IS. No biological impacts. 8.8 acres of NRCS Prime Farmland soil on site.	40
20	TM 4896	Parker Minor Subdivision	LS	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND dated October 1989. ND dated January 1991 for 8-lot project. Site contains limited agriculture and mixed chaparral and sage in southern portion. MND dated March 1991 for 9-lot project with biological easements for steep slopes, sensitive habitats, and 2 specimen oaks. Photo documentation of an approximately 0.2-acre vineyard.	

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Table 1-10 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number	Project Name	Land Use & Planning	Agricultural Resources	Population & Housing	Geologic Issues	Water Resources	Air Quality	Transportation/ Circulation	Biological Resources	Fire & Flood Hazards	Noise	Public Services	Utilities & Services	Aesthetics	Cultural & Paleontological Resources	Notes	ADT
21	TM 4840	Wylie/ Strickfaden TM subdivision	LS	LS	LS	LS	LS	LS	LS	SM	SM	LS	LS	LS	LS	LS	Negative Declaration issued August 1999. Initial Study states: (1) Project would impact 11.3 acres of Diegan coastal sage scrub and must acquire a Habitat Loss Permit. Subsequent MND dated November 12, 1999, revised February 29, 2000 required fire protection easement and biological easement to protect 5.15 acres of Diegan coastal sage scrub and 0.23 acres of southern mixed chaparral with associated coast live oak and Engelmann oak trees. Also required purchase of 7.2 acres of coastal sage scrub mitigation bank credits (1:1 mitigation). Five APNs completed November 2005. One APN is in open status and one APN is in expired status as of March 2006.	
22	TPM 20391	Ranganathan/ TPM 98-14-025	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	Impacts taken from IS.	40
23	TPM 20465	Cavins Property	LS	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND issued February 2001, including open space easements for biological resources. Impacts taken from IS dated November 2000. Site contains unspecified area of CDC Prime Farmland and unidentified agricultural uses, with 20 acres to be preserved for agriculture and associated uses to continue. 9.6 acres of NRCS Prime Farmland soil on site.	
24	TPM 19214RPL	Doshi Property	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND issued August 1990. 0.21 acre of NRCS Prime Farmland soil on site.	
25	TPM 20615	Weinstock Project	LS	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND issued September 2003.	
26	TM 5344	Cumming Ranch SPA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Approximately 330 acres of dry-farmed oat hay to be impacted by site development. 127.7 acres of NRCS Prime Farmland soil on site. Discretionary Permit application submitted October 9, 2003. County Comments from Initial Review of Application dated December 18, 2003. No further information available as of March 14, 2006.	
27	MUP 84-004W1	A Touch from Above Ministries	LS	LS	LS	LS	LS	LS	SM	SM	LS	SM	LS	LS	LS	LS	Project approved with MND dated November 13, 2002. Mitigation included traffic improvements, noise walls and other noise mitigation, and avoidance of raptor nests in nesting season. Also, 1:1 mitigation bank credits for 0.50 acres of Engelmann oak woodland, 1.8 acres of coastal live oak woodland, 0.1 acre of flat-topped buckwheat scrub, and 0.5:1 mitigation bank credits for 9.6 acres of southern mixed chaparral, and 0.8 acres of scrub oak chaparral, 0.6 acres of non-native grassland.	
28	MUP 02-005	Rancho Cañada Bed and Breakfast	LS	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND approved August 20, 2004, including requirement for shielded lighting and fencing to prevent indirect impacts to biological resources on adjacent land.	
29	TPM 20466	Sgobassi TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated Agust 14, 2003 includes impacts to 11.68 acres of coastal sage scrub. No impacts to oak woodlands. Mitigation through on- and off-site preservation and purchase of credits.	
30	MUP 03-035	Mountain Valley Ranch	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	As of January 12, 2004, first iteration review of IS determined to be incomplete. 4.3 acres of NRCS Prime Farmland soil on site.	

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31	TPM 20766	Wakeman TPM	LS	LS	LS	LS	LS	LS	SM	SM	LS	SM	LS	LS	LS	LS	MND approved December 21, 2005 including TIF, traffic improvements, steep slope easement, biological easement, and off-site mitigation for 7.16 acres of coastal sage/chaparral scrub, 3.78 acres of coastal sage scrub, 0.74 acres of non-native grassland, and 1.02 acres of Engelmann oak habitat. Project will impact entire site, all impacts mitigable and project's contribution not cumulatively considerable after mitigation. Site contains approximately 10 acres of CDC Unique Farmland, 5 acres of CDC Farmland of Local Importance, and 10 acres of citrus and subtropical fruit orchard.	36
32	TM 5254	Rainbird Road TM	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	IS incomplete as of March 20, 2006.	
33	TPM 20564 RP3	McCandless Pahls Way TPM	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Multiple extensions and iterations of IS, but still incomplete as of March 14, 2006.	
34	TM 5257	Sunset Vista (aka Theaker Subdivision)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	IS incomplete as of March 14, 2006. 4.8 acres of NRCS Prime Farmland soil on site.	72
35	TM 5267	Roberts Ranch	LS	LS	LS	LS	LS	LS	SM	SM	LS	LS	LS	LS	LS	SM	MND approved September 25, 2003. Impacts 24.7 acres of southern mixed chaparral. MND dated August 2005 included open space easements. Project will delete portion of on-site easement road, improve three roads, and add another access point. Project site designated as CDC Farmland of Local Importance, but was determined not to have significant impacts due to surrounding land uses. Project site does not contain agricultural uses.	96
36	TM 5188	Brisson	LS	LS	LS	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	MND approved January 30, 2003. Noise easement required as traffic mitigation.	
37	TPM 20498	Bagley/ Quisenberry	LS	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND approved May 24, 2001. Site contains small area of prime agricultural soils, but not under cultivation and not significantly impacted by project. Mitigation consists of easement to prevent impacts to Diegan coastal sage scrub. Site contains unspecified "small" areas of CDC Prime Farmland and dry-farmed oat hay cultivation, but would not be significantly impacted by the project. APN completed April 2002.	40
38	TPM 5347	Nickel Creek (aka Rilington Communities)	NA	NA	NA	NA	NA	NA	LS	NA	NA	NA	NA	NA	NA	NA	Draft MND under revision as of March 14, 2006; comments received during December 2005/January 2006 public review. Draft MND proposes a 6.48-acre on-site biological easement and off-site mitigation for 2.99 acres of non-native grassland. TIF proposed for 360 ADT. 7.0 acres of NRCS Prime Farmland soil on site.	360
39	TM 5307	Lakeside Ventures TM	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	December 12, 2005 letter grants time extension for preparation of IS. No further information as of March 14, 2006.	96

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40	TM 5311	Meadow Builders	NA	NA	NA	NA	NA	NA	NA	PS	NA	NA	NA	NA	NA	PS	Application for IS submitted February 6, 2003. Initial Study incomplete as of March 14, 2006. Cultural resources report dated May 2003 indicates potentially significant historical building on site. Site primarily covered with NNG; September 23, 2004 scoping letter states 6.8 acres of NNG impacted, with required 1:1 off-site mitigation. No CDC designated Important Farmlands or active agricultural operations. 2.8 acres of NRCS Prime Farmland soil on site.	120
41	TM 5329	Mt. Woodson Subdivision	NA	NA	NA	NA	NA	NA	NA	PS	NA	NA	NA	NA	NA	NA	Review of biological resources report dated January 19, 2005 determined IS to be incomplete.	
42	TM 5302	Elliot Pond	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Application for IS submitted February 3, 2004. IS incomplete as of March 20, 2006. 0.2 acre of NRCS Prime Farmland soil on site.	
43	TM 4979 (Dev.)/TPM 20299 (HMP)	Fenton Ranch	LS	SM	LS	LS	LS	SM	LS	SM	LS	LS	LS	LS	LS	LS	DEIR for 26 SFR prepared in 1993. Project redesigned for 9 SFR in 1997. MND approved June 23, 1999. Impacts to 0.85 acre of Diegan coastal sage sage. 229 acres of open space preserved. Mitigation for agricultural impacts required disclosure to new residents of potential odors. Additional ND dated June 12, 2002 extended time for expired TM 4979 until June 12, 2007.	108
44	STP-02-064	One Stop Rental (Souza)	NA	NA	NA	NA	NA	NA	PS	NA	NA	NA	NA	NA	NA	NA	IS incomplete as of March 14, 2006. Traffic analysis dated October 2004. 3.0 acres of NRCS Prime Farmland soil on site.	341 (63 from existing uses)
45	TPM 20809	Bates TPM	NA	PS	NA	NA	PS	NA	PS	PS	NA	PS	NA	NA	NA	PS	IS incomplete as of March 14, 2006. Revised scoping letter dated October 28, 2004 required updated biological study, acoustical report, agricultural analysis, cultural assessment, SWMP, drainage study, cumulative traffic analysis, and archaeological report. Site contains approximately 1 acre of CDC Unique Farmland, 10 acres of CDC Farmland of Statewide Importance, and unspecified areas of feedlots and Williamson Act contract lands.	
46	TPM 20770	Taylor-Andrews TPM	NA	NA	NA	NA	NA	NA	NA	SM	NA	NA	NA	NA	NA	NA	IS incomplete as of March 14, 2006. Biological resource report dated October 2005 determined no presence of quino checkerspot butterfly and recommended on-site open space easement.	
47	TPM 20771	Sorric TPM	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	As of September 12, 2005, third iteration review of IS determined to be incomplete.	
48	TM 5077	Westside Knolls	LS	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	LS	LS	MND dated February 1996. Board of Supervisors TM approval date September 1998. Project requires open space easement for steep slopes, southern mixed chaparral, coast live oaks, and Engelmann oaks. APN completed June 2005.	
49	TM 5098 STP 00-080	Oak Creek Village	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	Extension dated December 2, 1999 of ND dated October 1, 1996. No new impacts.	
50	TM 5124	Quisenberry	NS	NS	NS	NS	NS	NS	NS	NS	NS	SM	NS	NS	NS	NS	MND dated May 28, 1998 required noise easement to protect project residents from traffic noise. APN completed December 2005.	

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51	TM 5368 MUP 03-005 STP 99-070	Maple Street Business Park	E	E	E	E	E	E	E	E	E	E	E	E	E	E	Categorical Exemption dated February 4, 2005.	
52	TM 5378	Estates at McDonald's Park	LS	LS	LS	LS	LS	LS	PS	PS	LS	LS	LS	LS	LS	LS	MND dated February 2006. 7.5 acres of non-native grassland. Potential for coastal sage scrub and 1 County sensitive bird species. Purchase of off-site habitat at 1:1 ratio. Minimal ADT will add to currently and/or projected inadequate LOS to Circulation Element roads.	
53	TM 5439 STP 00-013 REZ 05-016	Casa De Rio Vista Apartments	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated November 18, 2005. APN completed March 2005.	
54	MUP 00-004	Boyne Valley Ranch	E	E	E	E	E	E	E	E	E	E	E	E	E	E	Categorical exemption dated September 1, 2000.	
55	MUP 02-008 STP 02-011	Orrin Day Office Complex	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated September 2002. In-fill project for Old Town Ramona. No sensitive resources on site. MUP ties required parking for office building use. APN completed August 2003.	543
56	MUP 03-051 MUP 03-052 ZAP 01-108	ZAP- Sky Valley Cingular Wireless	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	APN completed April 2004. 2.29 acres of NRCS Prime Farmland soil on site.	
57	MUP 03-054 ZAP 02-073	Rancho Ballena Cellular Site	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	SM	LS	Draft IS dated November 2002. Project will be visible from SR 28, which is a designated scenic route. Visual impact mitigated by disguising the facility as a windmill. The project site contains and unspecified area of CDC Farmland of Statewide Importance, but does not currently support agricultural use.	1
58	MUP 03-061 MUP 03-062 ZAP 02-054	Elling Ranch/Cingular Wireless Facility	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated February 2004. APN completed July 2004. The project site and surrounding area contain unspecified agriculture, but project will not significantly alter agricultural uses.	1
59	MUP 03-086	Changing Options Group Care Facility	E	E	E	E	E	E	E	E	E	E	E	E	E	E	Categorical Exemption dated February 2004. APN completed January 2006.	
60	MUP 03-094	RBS Towing and Storage Facillity	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	As of March 20, 2006, IS is incomplete. Impacts based on CEQA environmental analysis form dated August 2003.	
61	TPM 20665	Bush Minor Subdivision	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated July 10, 2003. The project site does not include CDC Prime Farmland or other agricultural resources/operations.	40
62	MUP 03-123	AT&T Wireless Site 26652	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Approval of extension dated August 2004. Impacts based on CEQA environmental analysis form dated December 2003. Negative Cultural Resources Survey dated April 2005. County letter dated February 2006 indicates project submittals behind schedule. APN completed December 2002.	

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63	MUP 04-052	Templo Monte Sinai	NA	NA	NA	NA	PS	NA	NA	NA	NA	NA	NA	NA	NA	NA	As of March 20, 2006, IS is incomplete. SWMP dated November 2004. Information on Caltrans installation of traffic signals and lighting at intersection enclosed project file. Intersection improvement given categorical exemption dated September 2005. APN is in expired status as of March 2006.	
64	TPM 20370	MBA Ltd. TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated August 27, 1998 stating project site contains dense coast live oak woodland, southern mixed chaparral, and disturbed habitat. Entire portion of the coast live oak woodland is within open space easement associated with TM 4783. Majority of open space is for protection of southern mixed chaparral. Project will adjust open space boundary for 100-foot fire buffer. The project site does not include CDC Prime Farmland or other agricultural resources or operations.	10
65	MUP 72-309 MUP Mod 72-309-04 MUP 02-021	San Diego Country Estates Equine Center	SM	LS	LS	LS	LS	LS	LS	SM	LS	LS	LS	LS	SM	LS	Original MND dated September 7, 2000. MND dated February 23, 2001 included 10.75-acre biological open space easement and restoration of 0.52 acres as on-site mitigation for oak riparian woodland, coastal sage scrub, southern willow scrub, and southern mixed chaparral. Addendum MND dated October 7, 2004. APN completed January 2006.	136 (August 2003 traffic study)
66	MUP 72-393	SDCE Electric Golf Cart Storage Facility	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	Minor deviation to plot plan approved September 14, 2000.	
67	TPM 20403RPL1	Bushey	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated December 1999 indicated site vacant with disturbed grasslands. Stephens' kangaroo rat survey dated February 1999 determined to be negative, but probability for species on project site considered to be moderate to high. Project site does not contain CDC Prime Farmland and does not support any other agricultural resources or operations.	10
68	TPM 20276	Smith Lot-split	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated February 1998 indicated loss of 1.78 acres of Diegan coastal sage scrub, 1.91 acres of riparian oak woodland, and 4.83 acres of southern mixed chaparral. Mitigate loss with on-site open space easement. Site contains areas historically cleared for agricultural purposes but never completely planted, with 5.53 acres of avocado and citrus groves in northeast site corner.	
69	TPM 20801	Herman Minor Subdivision	NS	LS	LS	NS	LS	LS	PS	PS	NS	LS	LS	LS	NS	NS	MND dated June 2005. Preliminary biological field survey dated September 2004 determined site was disked/mowed before visit. Evaluated forensically based; site contained 9.2 acres of non-native grassland. Project file maps identify approximately 6.3 acres of CDC Farmland of Local Importance and 4.4 acres of unspecified "active agriculture." Existing residence on parcel one will remain.	

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70	TPM 20389	Brisson Subdivision	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated October 1999. Majority of site contains a citrus grove and 5.1 acres of Diegan coastal sage scrub and one gnatcatcher pair. Diegan coastal sage scrub will be preserved in on-site open space easement. Property zoned A70 (Limited Agriculture), with approximately 24 acres of citrus groves.	48
71	TPM 20401	RC DK Realty	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated November 1999. Site is completely disturbed from previous agricultural use and is zoned A70, which allows residential use types. The project site does not include CDC Prime Farmland or agricultural operations. 12.4 acres of NRCS Prime Farmland soil on site.	
72	TPM 20348	Vengler TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated May 1998. Project is a fallow agricultural field that has grown back with non-native grasses.	
73	TPM 19982	Lakeview Developers	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated November 1997. Dedication of 7.32 acres of coastal sage scrub, 3.65 acres of oak riparian woodland, 0.19 acres of chaparral, and 0.85 acres of disturbed land into an easement for the protection of biological and archealogical resources. Project site is located in the Hatfield Creek Conservation area. Cultural study dated October 1993 determined three sites would be impacted. Parcel does not contain CDC Prime Farmland and consists of soils not suited to cultivate crops, but can be used for pasture and range. Approximately 0.75 acre along the southern site boundary is mapped as citrus and subtropical orchard.	40
74	TPM 20273	Turley TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated February 1997. Addendum to expired TPM ND dated March 2001. Open space easement for sensitive biological and archaeological resources. The project site does not include CDC Prime Farmland or other agricultural resources or operations.	30
75	TPM 20318	Brinker Minor Subdivision	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated November 2003. Time extension for ND dated July 2000. Open space easement and design guidelines for the protection of biological and cultural resources. The entire site is mapped CDC Farmland of Local Importance.	10
76	TPM 20598	Dahl Residential Subdivision	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated Feburary 2003 included mitigation for 11.11 acres of non-native grassland at 0.5:1 ratio. Project site is partially located within 100-year floodplain of Santa Maria Creek. The property had been dry farmed (oat hay) within the five years pre-dating 2003.	48

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77	TPM 20769	Thompson TPM	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	Categorical exemption dated August 2005. Preliminary review of resources for IS/EA preparation determined the site is within 5,000 feet of biological easement, falls within noise contours from an airport, and project is immediately adjacent to a State Highway. Site under active cultivation for alfalfa hay.	
78	TPM 20463	Herold TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated September 1999. The project site does not include CDC Prime Farmland or other agricultural resources or operations.	40
79	TPM 20442	Rakos Lot Split	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated August 1999. Vegetation degraded due to previous livestock grazing. The project site does not include CDC Prime Farmland or other agricultural resources or operations.	40
80	TPM 20703	Herold TPM	LS	NS	LS	LS	LS	LS	PS	NS	LS	PS	LS	LS	LS	NS	MND dated January 2006. Acoustical site assessment dated April 11, 2003 included placement of noise protection easement over one parcel as mitigation. Parcel would be subjected to any future traffic noise levels exceeding 60 dB(A) CNEL. Additional ADT will add to circulation element roads that are currently or projected to be at inadequate LOS. Payment of TIF for mitigation. Project site does not include CDC Prime Farmland or other agricultural resources or operations.	30
81	TPM 20919	Herold TPM	NA	LS	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	DPLU letter dated April 2005 stating AEIS to be incomplete. DPLU requiring additional studies. Project site does not include CDC Prime Farmland or other agricultural resources or operations.	
82	TPM 20977	Arkegos TPM	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	DPLU letter dated December 2005 stating project located in an area zoned for four acre minimum lots, but parcel map shows two acres minimum. DPLU also requiring multiple studies. 3.2 acres of NRCS Prime Farmland soil on site.	
83	TPM 20402	Lee TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated January 28, 1999. The project site does not include CDC Prime Farmland or other agricultural resources or operations.	10
84	TPM 20656	Humphus TPM	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	Categorical exemption dated March 2004. The project site does not include CDC Prime Farmland or other agricultural resources or operations.	
85	TPM 20482	Lancione TPM	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	Categorical exemption dated February 2000. Entire site previously developed. 2.3 acres of NRCS Prime Farmland soil on site.	30

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86	TPM 20437	Quisenberry TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated July 1999 determining site contains 0.30 acres of low quality coastal sage scrub. Off-site mitigation at a 1:1 ratio and a noise protection easement over two parcels for traffic noise. The project site does not include CDC Prime Farmland or other agricultural resources or operations.	40
87	TPM 20456	Wier TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated March 2000 determining approximately 5.0 acres of southern arroyo willow riparian forest and 2.3 acres of non-native grassland will be preserved on site in a biological open space easement. Mitigation for 0.17 acres of southern arroyo willow riparian forest includes purchase of 0.51 acre of wetland habitat in County approved mitigation bank. Site also contains least Bell's vireo. The site encompasses CDC Prime Farmland, although no associated significant impacts would occur because all Prime Farmland areas are within the floodplain of Santa Maria Creek and are not subject to development. 5.6 acres of NRCS Prime Farmland soil on site.	
88	TPM 20445	Powell Minor Subdivision	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated June 2000. The project site does not include CDC Prime Farmland or other agricultural resources or operations.	20
89	TPM 20926	Filippini Minor Subdivision	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	NS	Categorical exemption dated March 2006. The project site does not include CDC Prime Farmland or agricultural operations. 9.25 acres of NRCS Prime Farmland soil on site.	
90	TPM 20679	Herold TPM	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Preliminary review of resources for IS/EA preparation dated June 2005 determining there are agricultural communities and biological easement within 1 mile of project. DPLU requiring additional studies. The project site does not include CDC Prime Farmland or other agricultural resources or operations.	
91	TPM 20909	Matthew TPM	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	July 18, 2006 application amendment requiring additional studies. The project site does not include CDC Prime Farmland or other agricultural resources or operations.	

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92	TPM 20961	Dye Road TPM/Stratton	NA	NA	NA	NA	NA	NA	NA	PS	NA	NA	NA	NA	NA	NA	DPLU first iteration review of IS dated July 2006 requiring additional studies. Biological resources letter dated February 2006 determining impacts to 10.6 acres of non-native grassland, 0.2 acre of flat-top buckwheat, and habitat for coronado skink and foraging habitat for red-shouldered hawk.	
93	TPM 20826	Giffin Minor Subdivision	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Third iteration of IS dated May 2006 requiring additional studies. The project site does not include CDC Prime Farmland or other agricultural resources or operations.	
94	TPM 20983	Scherer Lot Split	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Final notice of decision dated May 2006 stating project does not comply with California airport land use planning handbook, General Plan, or RCP. The project site does not include CDC Prime Farmland or other agricultural resources or operations.	
95	TPM 20724	Quisenberry Minor Subdivision	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated May 2006 stating site contains one 0.08-acre vernal pool in southern corner and will be preserved in an open space easement. Existing structure was built in 1913. This house has been determined to be locally significant historic property and will remain. The project site does not include CDC Prime Farmland or other agricultural resources or operations.	24
96	TPM 20493	Gouviea TPM	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Project will construct two single-family residences. The project site does not include CDC Prime Farmland or agricultural operations. 9.1 acres of NRCS Prime Farmland soil on site.	
97	TM 5237	Kearney Subdivision	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	Project denied February 28, 2002 for inadequate progress. Project had outside problems with local school board and additional problems. Preliminary checklist identifies an unspecified area of unnamed field crops, as well as unspecified areas of CDC Prime Farmland and Farmland of Local Importance. 9.8 acres of NRCS Prime Farmland soil on site.	
98	TPM 20496	Quisenberry TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated June 30, 2000. The project site does not include CDC Prime Farmland or agricultural operations. 17.0 acres of NRCS Prime Farmland soil on site.	40
99	TPM 20808	Young Minor Subdivision	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	ND dated September 23, 2005 stating the project's ADT could have a potentially significant impact on Circulation Element roads which are currently or projected to operate at inadequate LOS. The project site does not include CDC Prime Farmland or other agricultural resources or operations.	40

Key (from San Diego County DPLU Environmental Analysis)
E = Exempt; NS = Not Significant; LS = Less than Significant Impact; PS = Potentially Significant Impact; SM = Potentially Significant Impact unless Mitigation Incorporated; NA = Not Applicable or Not Available

Table 1-10 (cont.)
SUMMARY OF ENVIRONMENTAL IMPACTS OF RELATED PROJECTS

Map Key	Project Number	Project Name	Land Use & Planning	Agricultural Resources	Population & Housing	Geologic Issues	Water Resources	Air Quality	Transportation/ Circulation	Biological Resources	Fire & Flood Hazards	Noise	Public Services	Utilities & Services	Aesthetics	Cultural & Paleontological Resources	Notes	ADT
100	TPM 20692	Means TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated March 4, 2004. The project site contains 1.8 acres of Diegan coastal sage scrub, 7.11 acres of coastal sage/chaparral scrub, 0.87 acres of southern mixed chaparral, 8.65 acres of non-native grassland, and 4.75 disturbed habitat which will be put into an open space easement. One historical site will be preserved in the open space as well. Project-related ADT will not significantly impact roads on a project level, but would have a significant impact on circulation element roadways. Mitigation will include payment of a TIF. Approximately 10.7 acres designated as CDC Prime Farmland and 5.7 acres designated as CDC Unique Farmland, with an unspecified area of active citrus orchards. Project would not significantly impact agriculture with existing orchards to remain.	36
101	TPM 20650	Huber TPM	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	LS	MND dated August 12, 2003 determining the site contains non-native grassland. Purchase of off-site habitat at a ratio of 0.5:1 for a total of 6.44 acres will mitigate impacts. The entire site is designated as CDC Grazing Land, but does not support any agricultural resources or operations.	

Key (from San Diego County DPLU Environmental Analysis)
E = Exempt; NS = Not Significant; LS = Less than Significant Impact; PS = Potentially Significant Impact; SM = Potentially Significant Impact unless Mitigation Incorporated; NA = Not Applicable or Not Available

Table 1-11
POTENTIAL RESIDENTIAL BUILDOUT OF AREAS ADJACENT TO PROPOSED PROJECT IMPROVEMENTS

Area	Existing Zoning	Permissible Density (du/ac)	Acreage of Lots Fronting Project Site or Roadway	Total Permissible Residential Buildout (du)	Existing Residences	Potential Additional Residences (du)
Lemurian Fellowship Property	A70	1/4, 8, or 20	60	3 to 15	1	2 to 14[1]
Davis SPA	S88	0.16	1,027	171	1	0[2]
Ash Street						
North side	A70	1/4	105	26	12	14[1]
South side	A70	1/2	21	10	7	3[1]
Montecito Way						
East & west sides	A70	1/2	68	34	16	18[1]
Kalbaugh Street						
East & west sides	A70	1/1	25	25	7	18[1]

[1] Although there is the potential for residential buildout, the analysis has determined that such buildout is not likely to be induced by the Proposed Project.

[2] The 1,027-acre Davis SPA was purchased by The Nature Conservancy in December 2005 for preservation. Accordingly, no further development would occur in this area.

Note: Limited industrial, commercial or agricultural development is also permitted in some places. Two lots fronting on Montecito Way are zoned M54, which would permit uses such as a gas station, auto repair, postal station, or agriculture.

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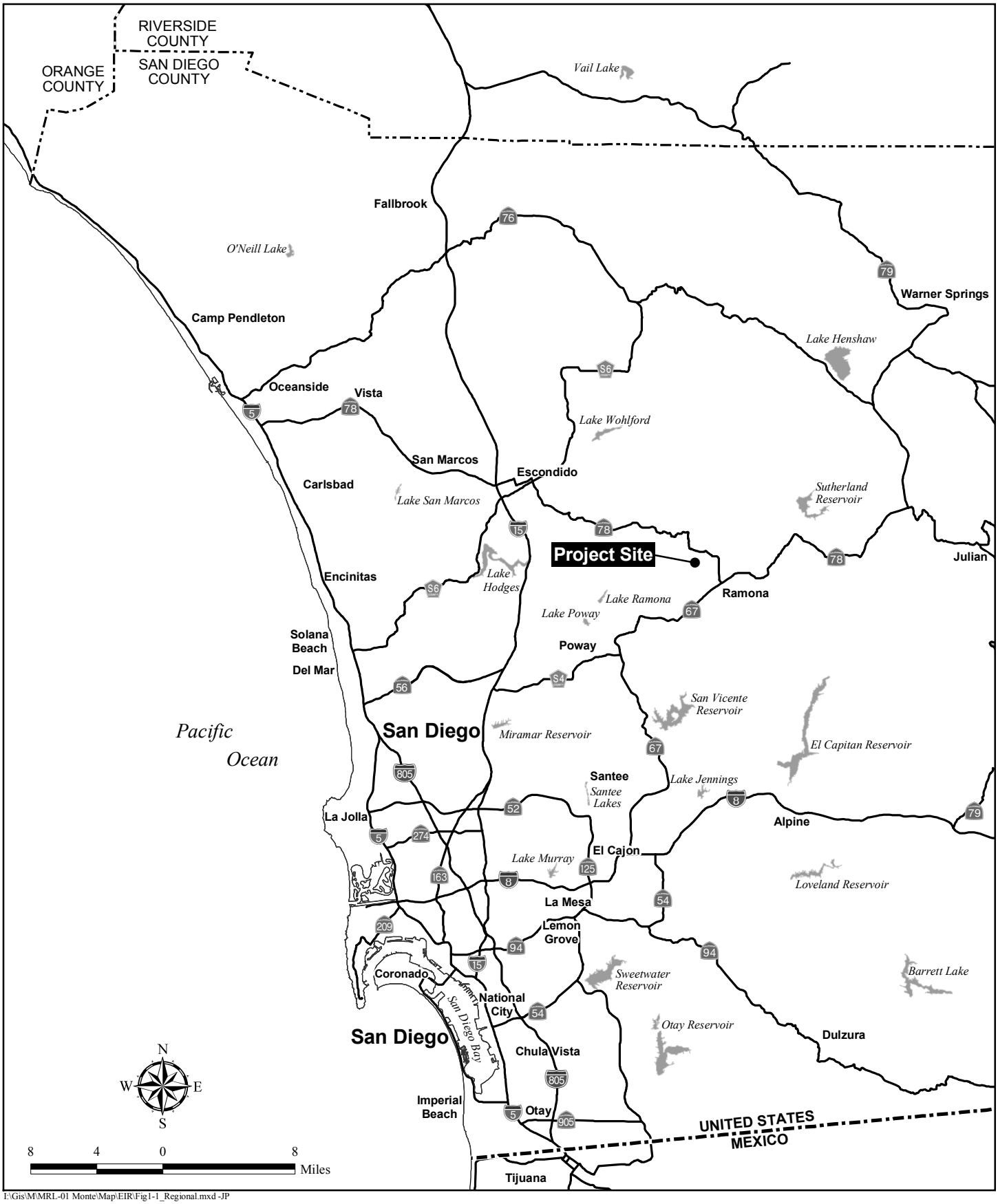

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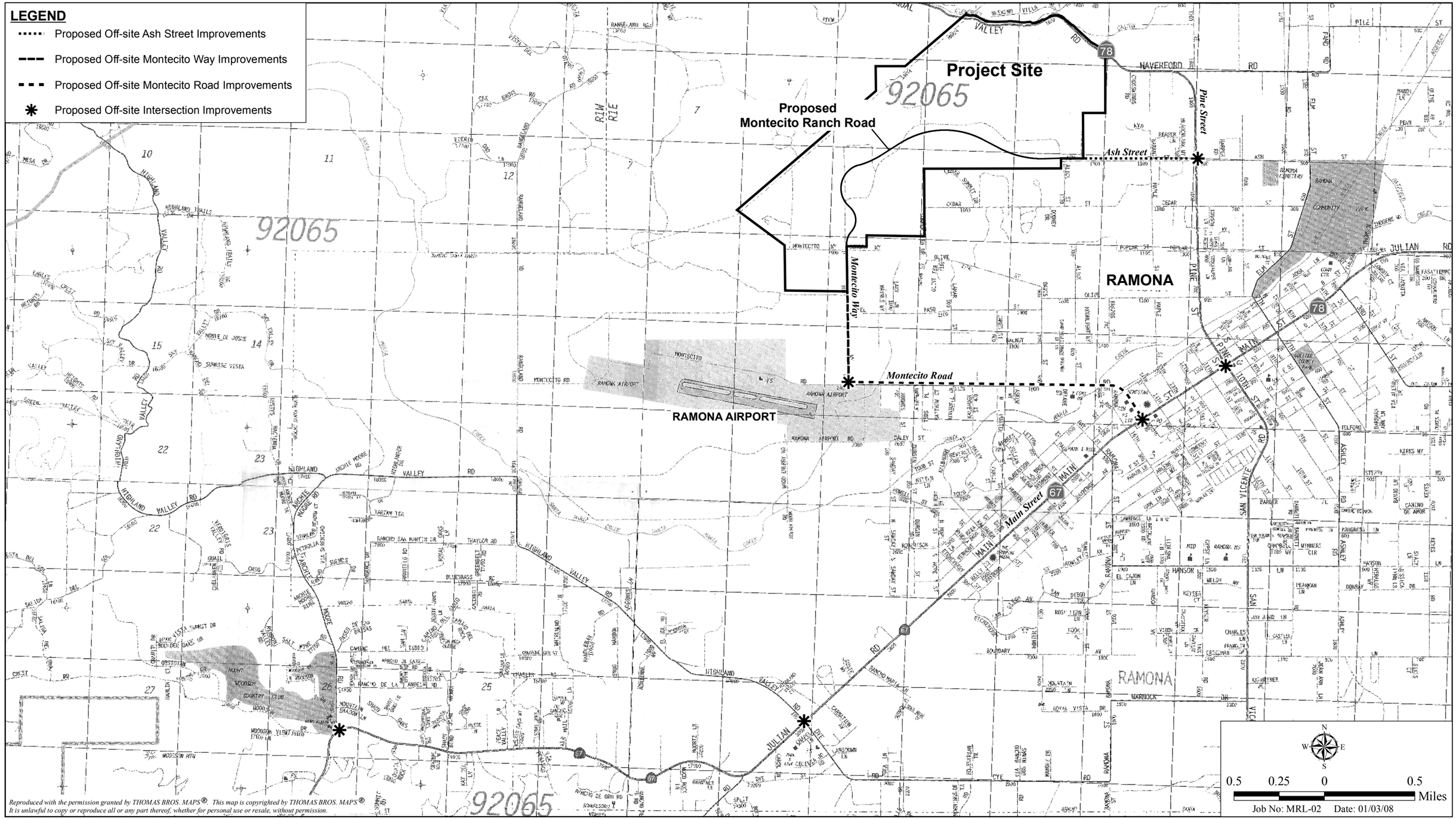
Regional Location Map

MONTECITO RANCH - EIR

HELIX

Figure 1-1



Job No: MRL-02 Date: 01/03/08

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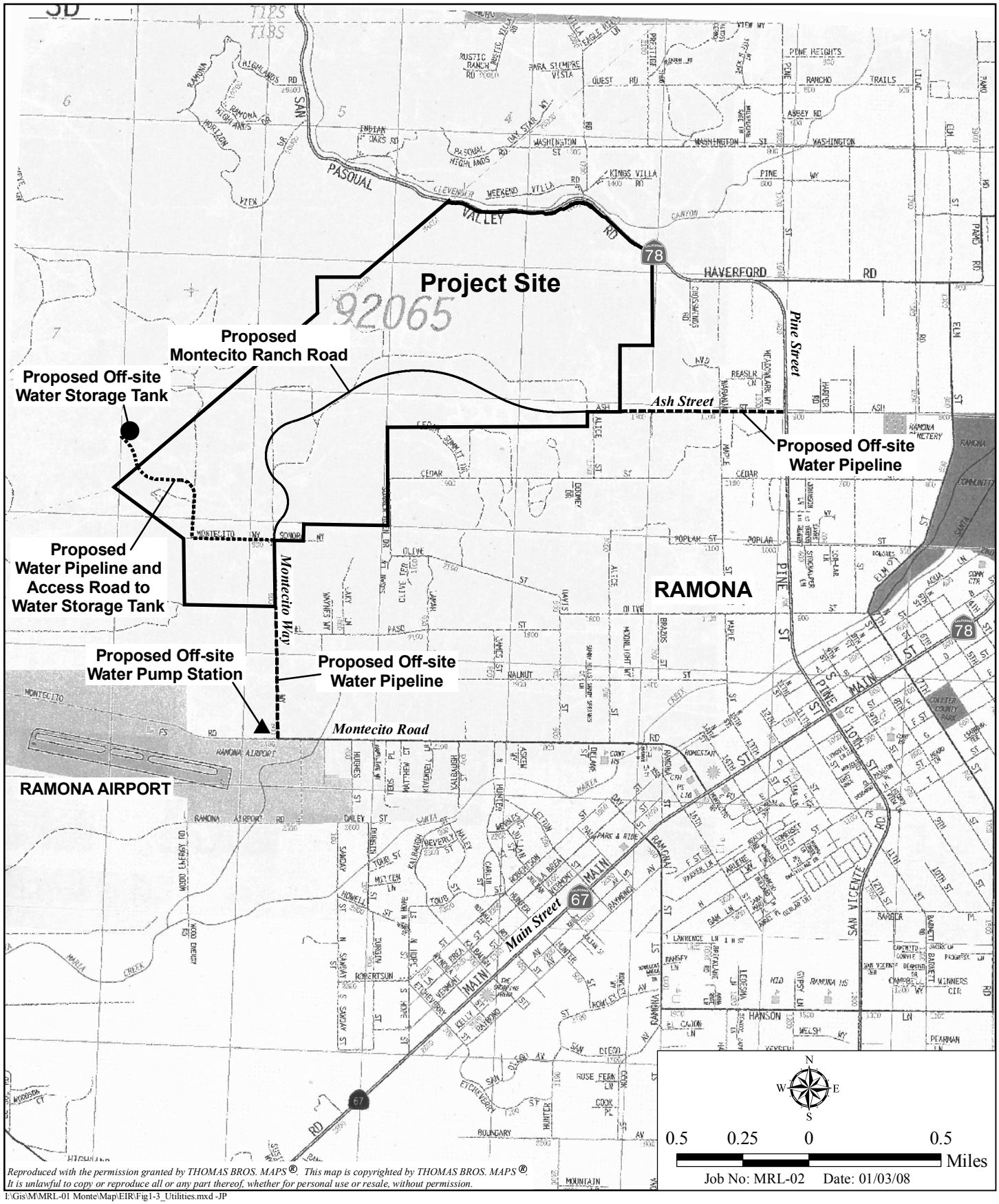
Project Vicinity Map with Proposed Off-site Roadway Improvements

HELIX

MONTECITO RANCH - EIR

Figure 1-2



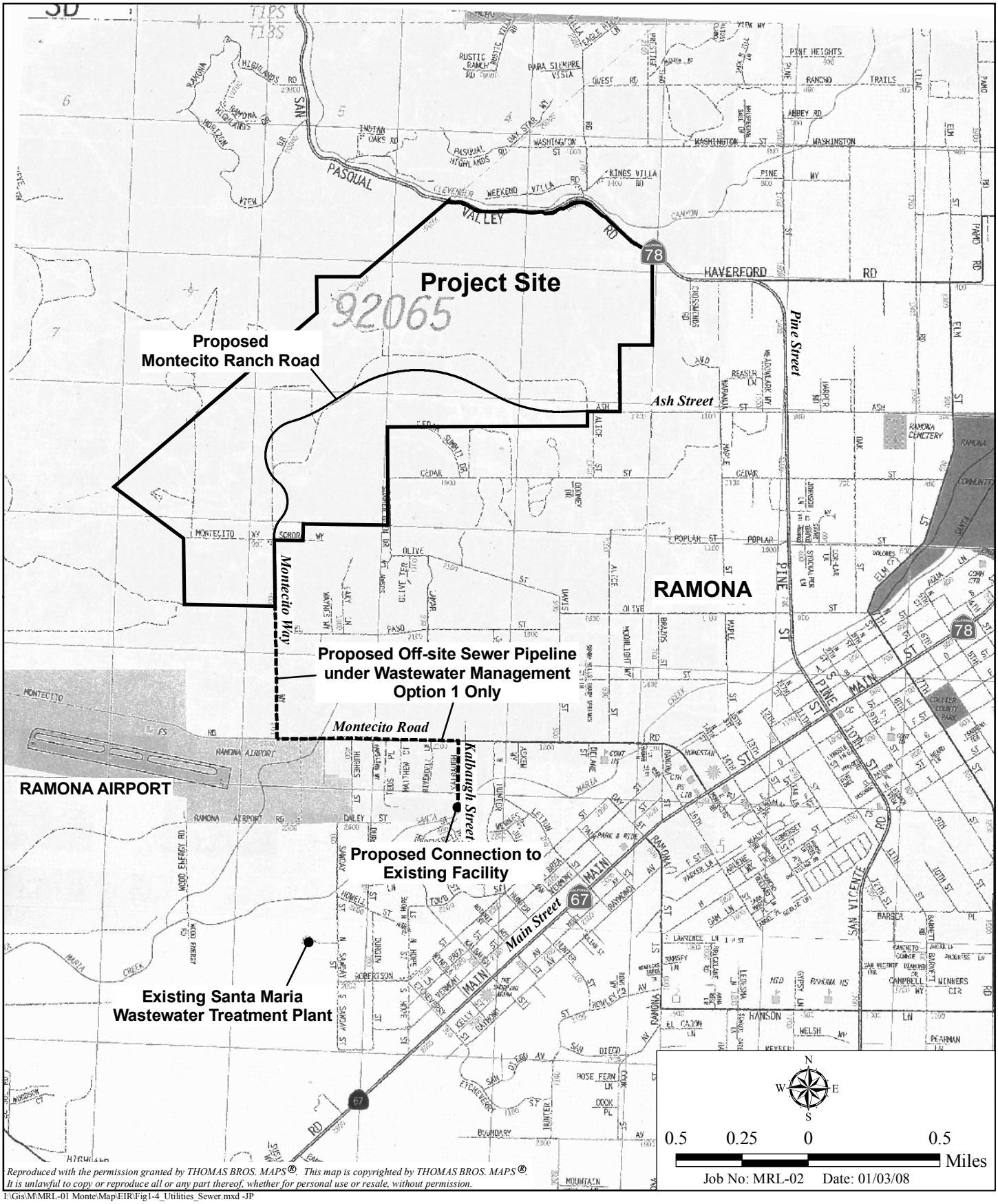
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-3_Utilities.mxd -JP

Project Vicinity Map with Proposed Off-site Water Facilities Improvements

MONTECITO RANCH - EIR

HELIX

Figure 1-3



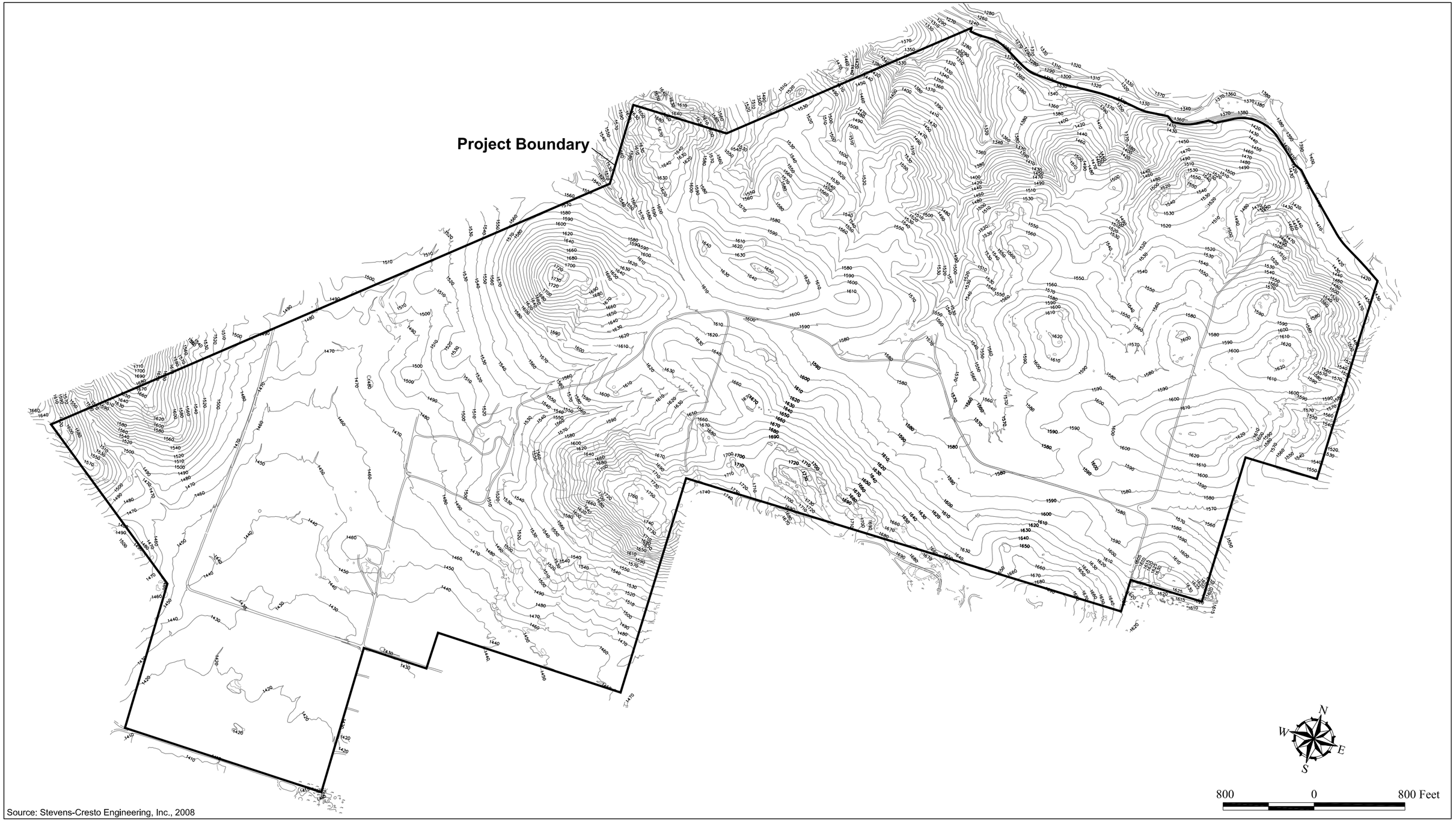
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-4_Utilities_Sewer.mxd -JP

Project Vicinity Map with Proposed Off-site Wastewater Facilities Improvements

MONTECITO RANCH - EIR

HELIX

Figure 1-4



Source: Stevens-Cresto Engineering, Inc., 2008

I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-5_Topo.dwg -JP

Project Site Topography Map

MONTECITO RANCH - EIR

HELIX

Figure 1-5

Note:
This exhibit is a conceptual depiction of proposed land uses and is subject to change during the Vesting Tentative Map phase.

Source: Development Design Services and GraphicAccess, 2008

I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-6_Illustrative.pmd -JP

Proposed Project Illustrative Plan

MONTECITO RANCH - EIR

Figure 1-6

HELIX

Source: Stevens-Cresto Engineering, Inc., 2008

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Proposed Project Conceptual Development Plan

MONTECITO RANCH - EIR

HELIX

Figure 1-7

LEGEND

BIOLOGICAL SENSITIVE AREA BUFFER

FUEL MODIFICATION ZONE

1 — LOT NUMBER

1614.0 — LOT ELEVATION (FEET)

26,728 SF — LOT AREA (SQUARE FEET)

TRAIL

NOISE WALL

A A — CROSS SECTION LOCATION (SEE FIGURE 1-18)

NOTE: RESIDENTIAL LOTS 1 THROUGH 30 ARE ALLOWED UP TO TWO HORSES PER LOT.

Source: Stevens-Cresto Engineering, Inc., 2008

I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-8to1-10.dwg\Unit 1 -JP

Unit 1 Conceptual Development Plan

MONTECITO RANCH - EIR

HELIX

Figure 1-8

LEGEND

BIOLOGICAL SENSITIVE AREA BUFFER

FUEL MODIFICATION ZONE

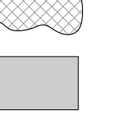
1 — LOT NUMBER

1614.0 — LOT ELEVATION (FEET)

26,728 SF — LOT AREA (SQUARE FEET)

TRAIL

NOISE WALL



400 0 400 Feet

Source: Stevens-Cresto Engineering, Inc., 2008

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Unit 2 Conceptual Development Plan

MONTECITO RANCH - EIR

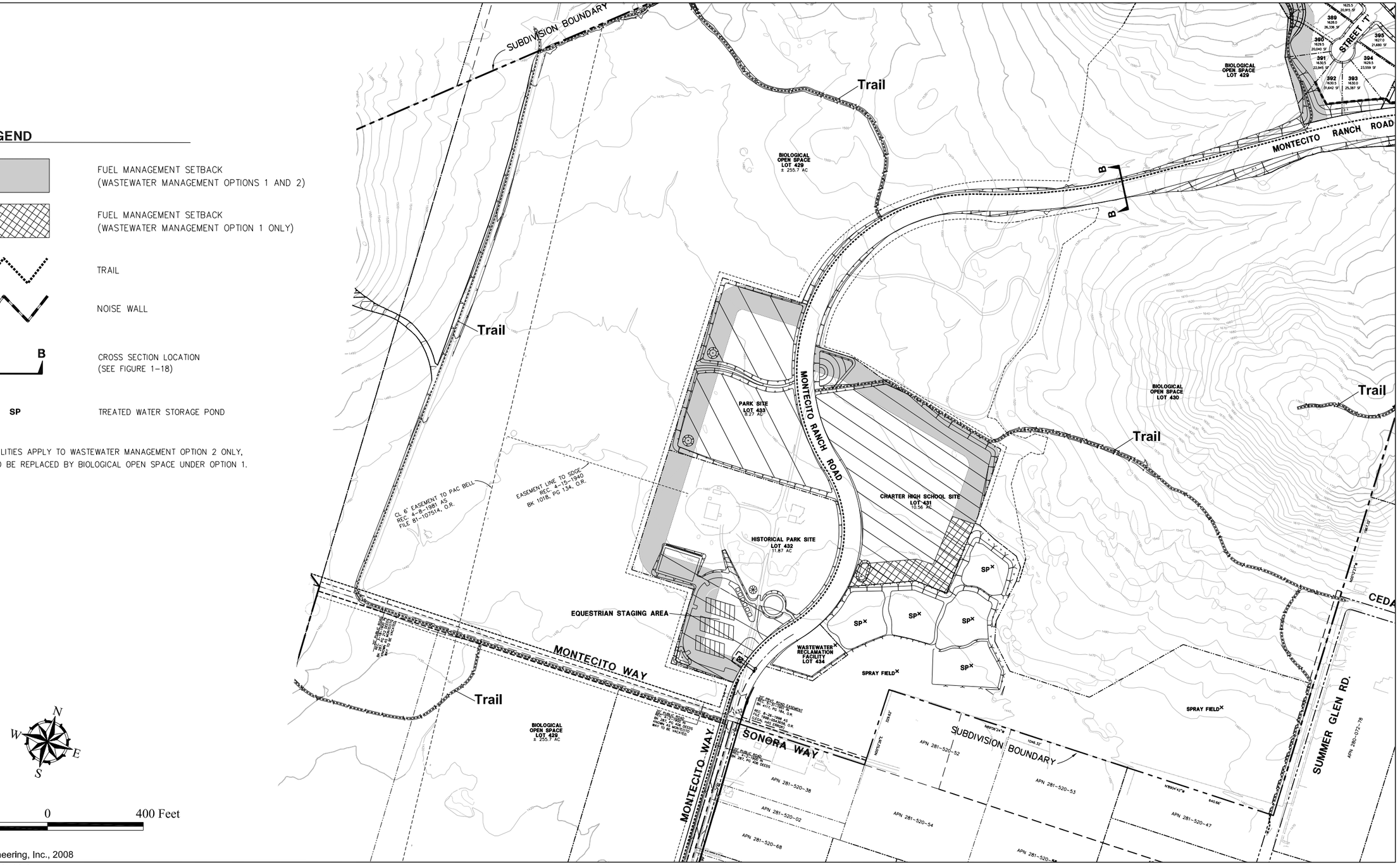
HELIX

Figure 1-9

LEGEND

- FUEL MANAGEMENT SETBACK (WASTEWATER MANAGEMENT OPTIONS 1 AND 2)
- FUEL MANAGEMENT SETBACK (WASTEWATER MANAGEMENT OPTION 1 ONLY)
- TRAIL
- NOISE WALL
- B B — CROSS SECTION LOCATION (SEE FIGURE 1-18)
- SP — TREATED WATER STORAGE POND

× THESE FACILITIES APPLY TO WASTEWATER MANAGEMENT OPTION 2 ONLY, AND WOULD BE REPLACED BY BIOLOGICAL OPEN SPACE UNDER OPTION 1.



Source: Stevens-Cresto Engineering, Inc., 2008

I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-8to1-10.dwg\Parks + Schools -JP

Charter High School Site, Park Sites, Equestrian Staging Area, and Wastewater Reclamation Facility

Source: Development Design Services and GraphicAccess, 2008

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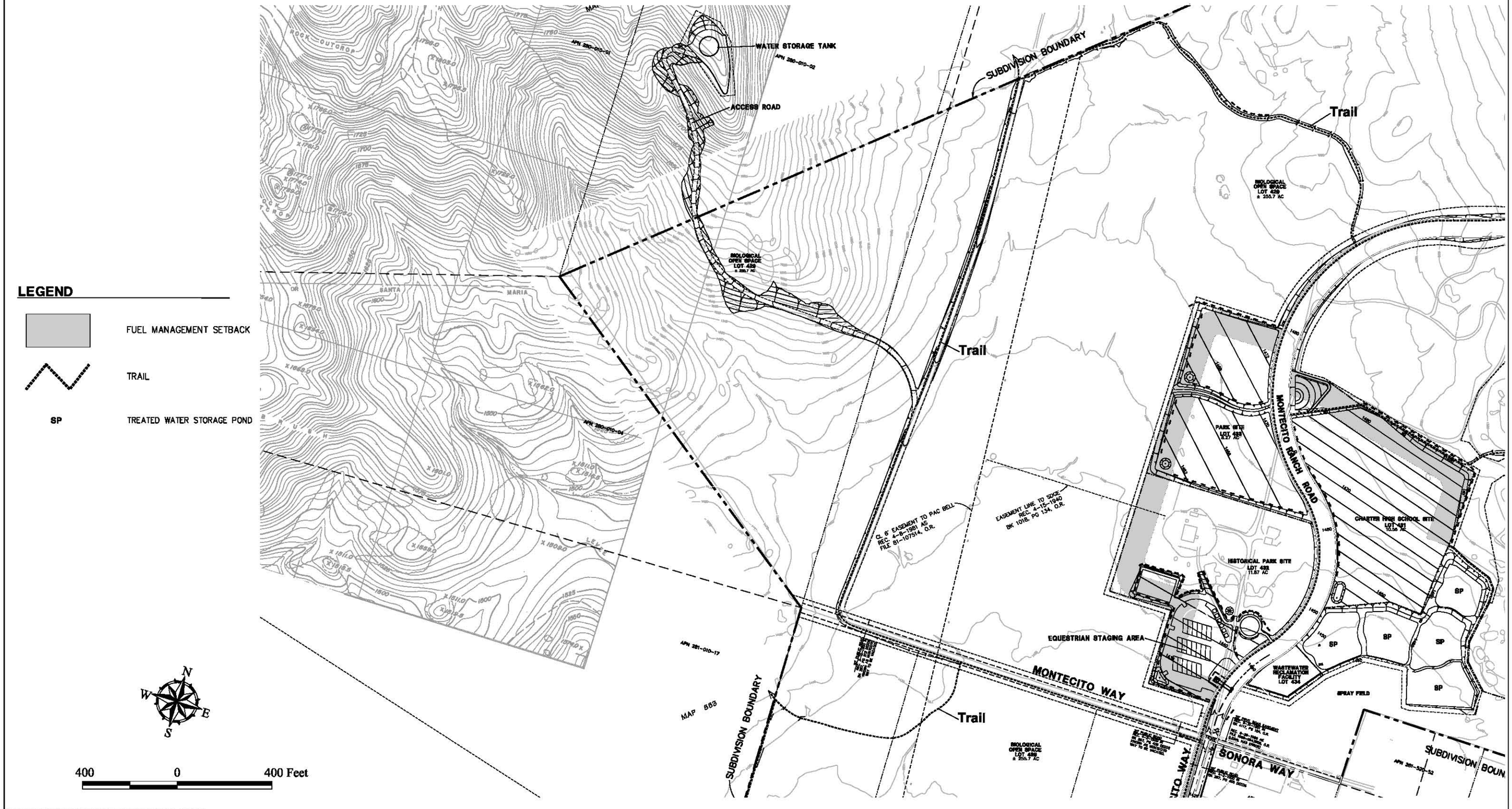
Conceptual Charter High School, Park Sites, and Equestrian Staging Area

MONTECITO RANCH - EIR

HELIX

Figure 1-11



Source: Stevens-Cresto Engineering, Inc., 2008

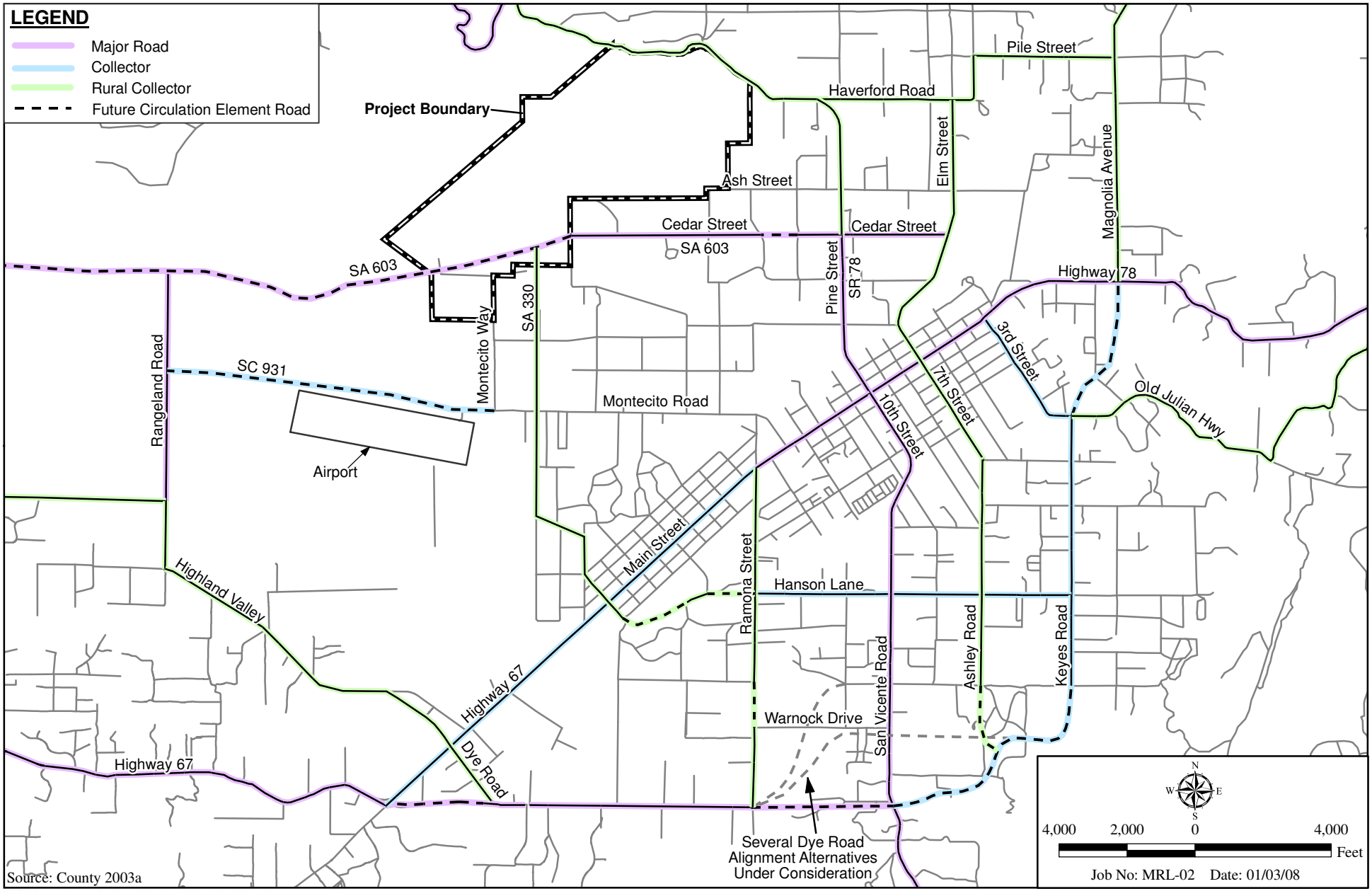
I:\Gis\MG\MRL-01 Monte\Map\EIR\Fig1-12.dwg\Water Tank -JP

Off-site Water Storage Tank and Access Road

MONTECITO RANCH - EIR

HELIX

Figure 1-12



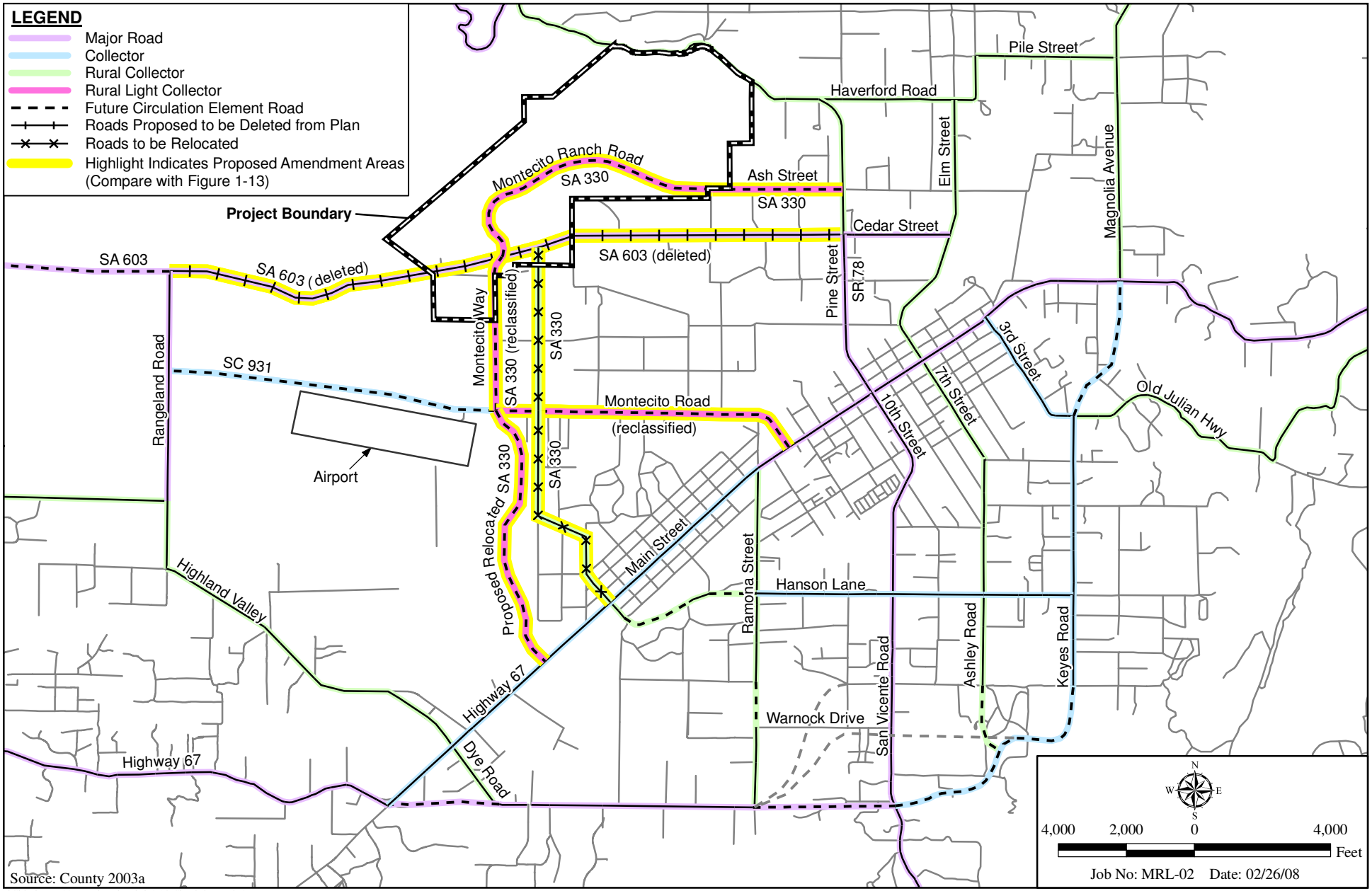
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-13_Existing_Circulation.mxd -JP

Existing Circulation Element Plan - Ramona Subarea

MONTECITO RANCH

HELIX

Figure 1-13



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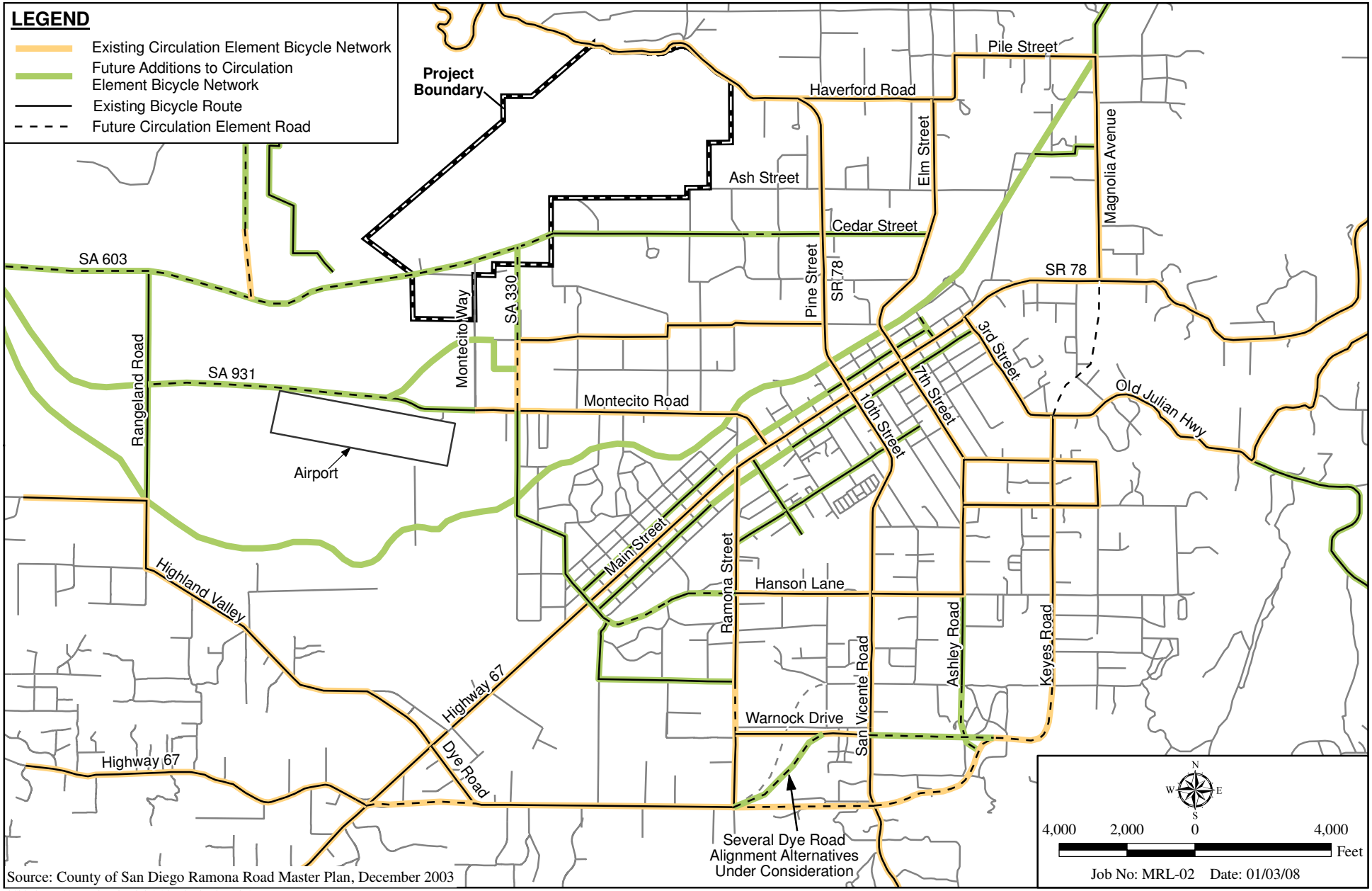
Proposed Amendments to Circulation Element Plan - Ramona Subarea

MONTECITO RANCH

HELIX

Figure 1-14



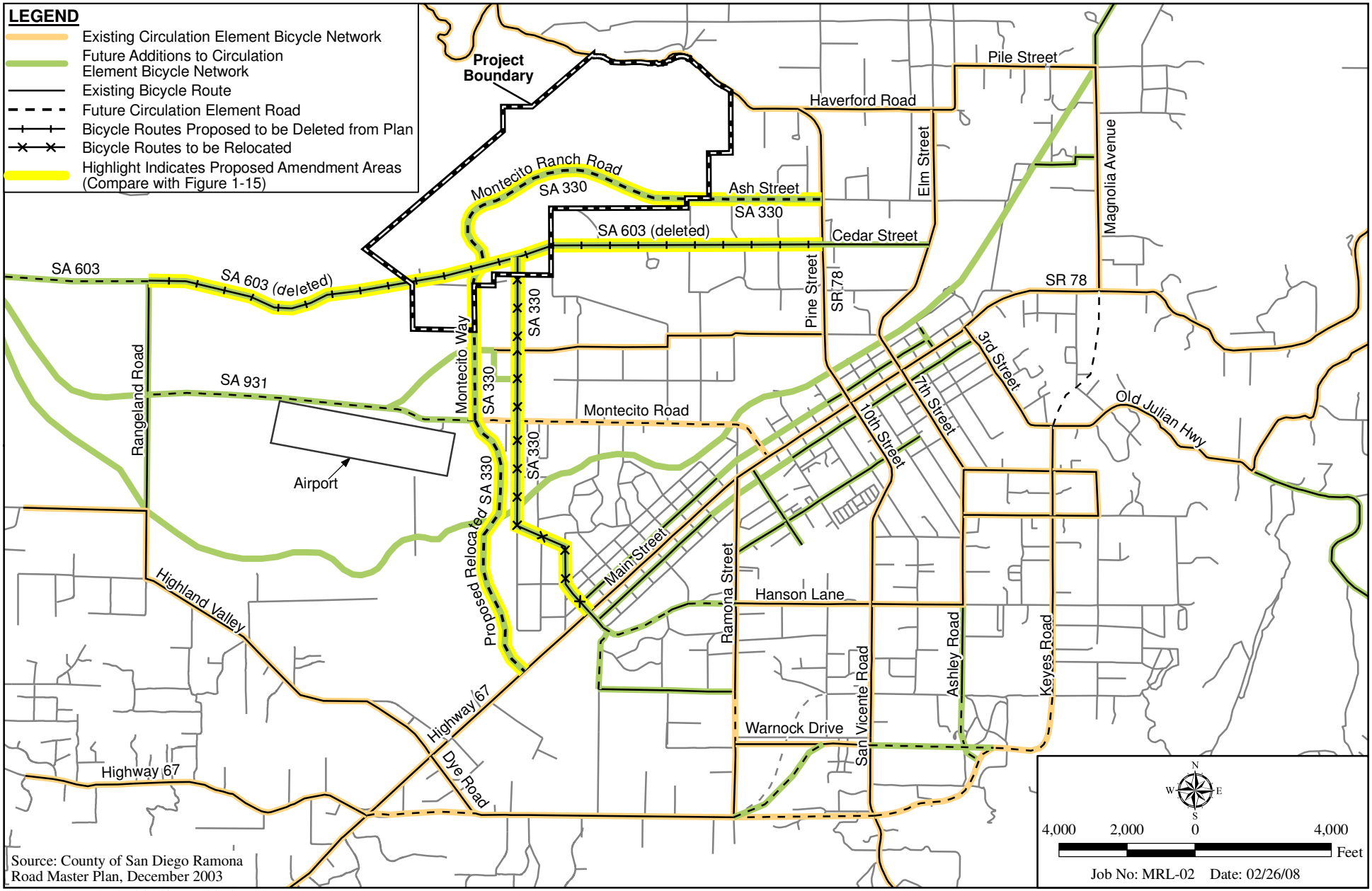
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-15_ExistBicycle.mxd -AI

Existing Circulation Element Bikeway Plan - Ramona Subarea

MONTECITO RANCH

HELIX

Figure 1-15



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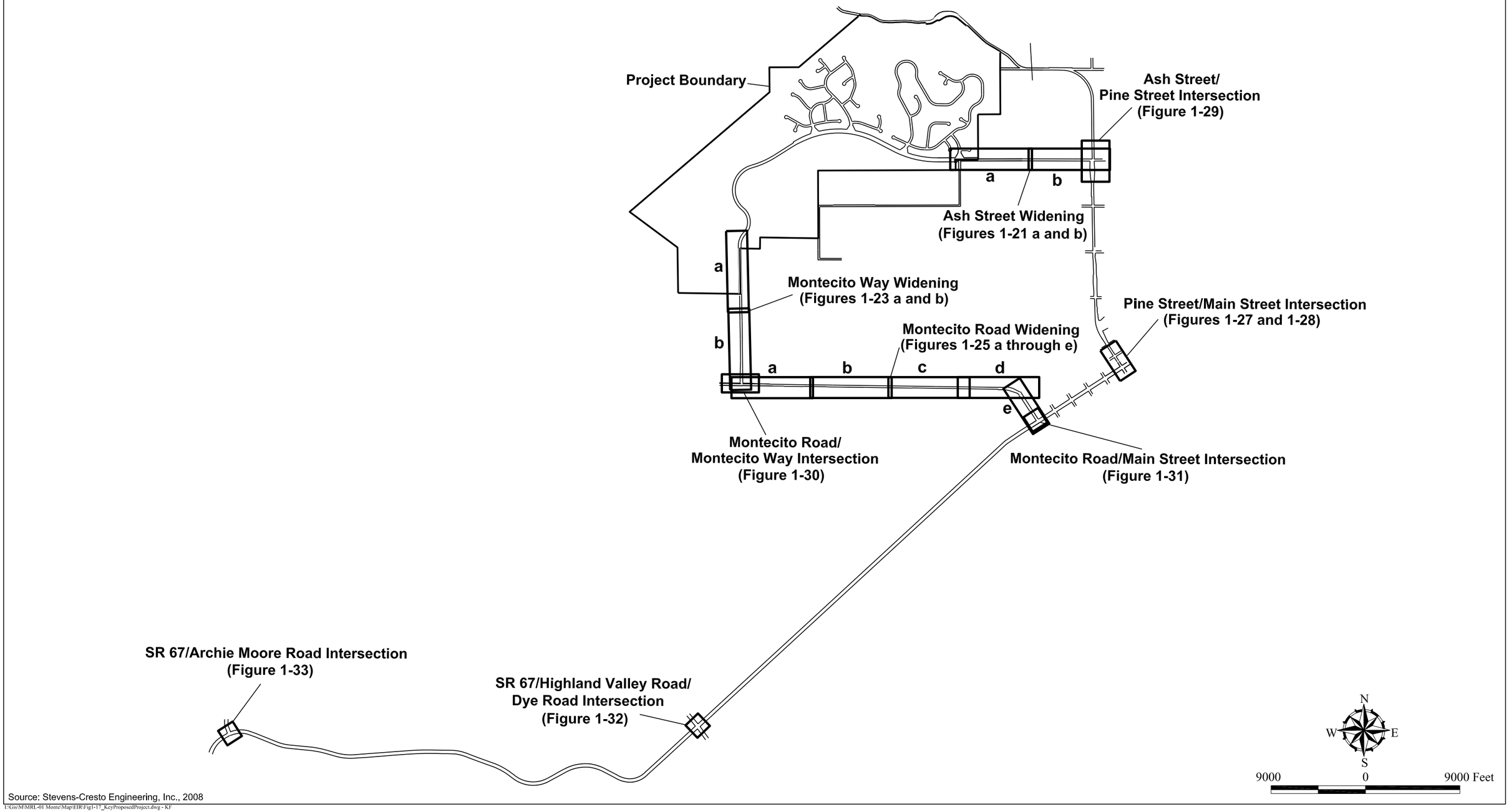
Proposed Amendments to Circulation Element Bikeway Plan - Ramona Subarea

MONTECITO RANCH

HELIX

Figure 1-16



Source: Stevens-Cresto Engineering, Inc., 2008

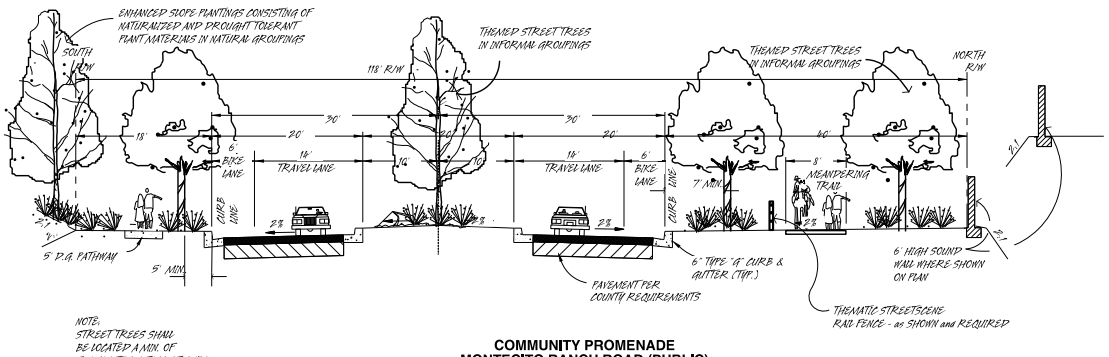
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-17_KeyProposedProject.dwg - KF

Key Map for Off-site Roadway Improvements Figures

MONTECITO RANCH - EIR

HELIX

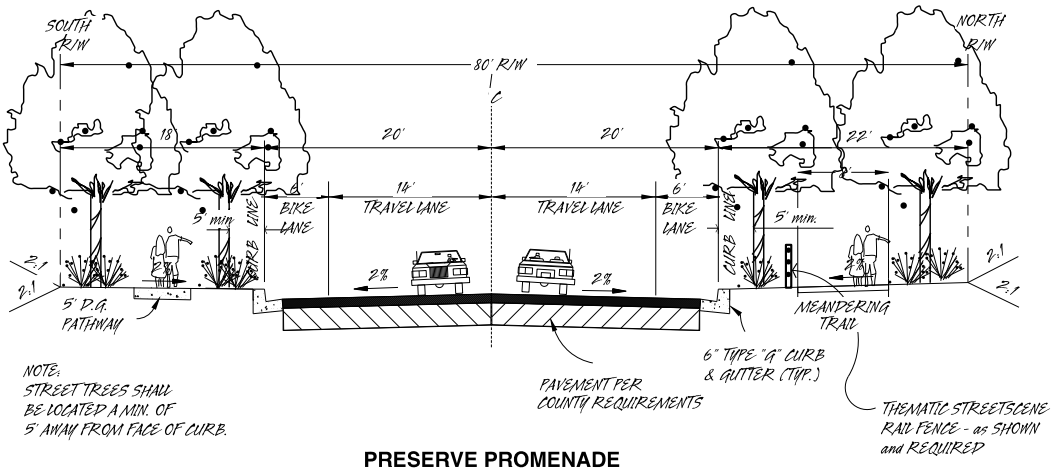
Figure 1-17



COMMUNITY PROMENADE
MONTECITO RANCH ROAD (PUBLIC)

FROM E'LY PROJECT BNDRY TO "K" STREET
NO SCALE

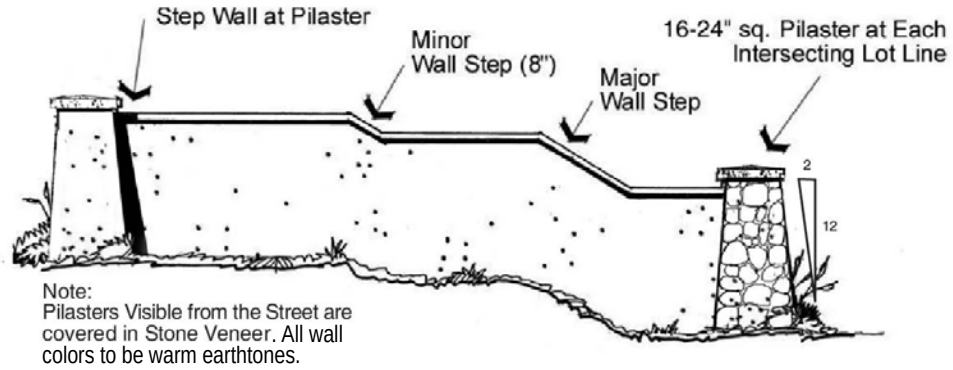
FROM EASTERLY PROJECT BOUNDARY TO LOT 392
NO SCALE
(See Location A-A on Figure 1-8)



PRESERVE PROMENADE
MONTECITO RANCH ROAD (PUBLIC)

LOT 392 TO EXIST. MONTECITO WAY
NO SCALE

FROM LOT 392 TO EXISTING MONTECITO WAY
NO SCALE
(See Location B-B on Figure 1-10)



SOLID/SOUND WALL

Source: Development Design Services and GraphicAccess, 2008

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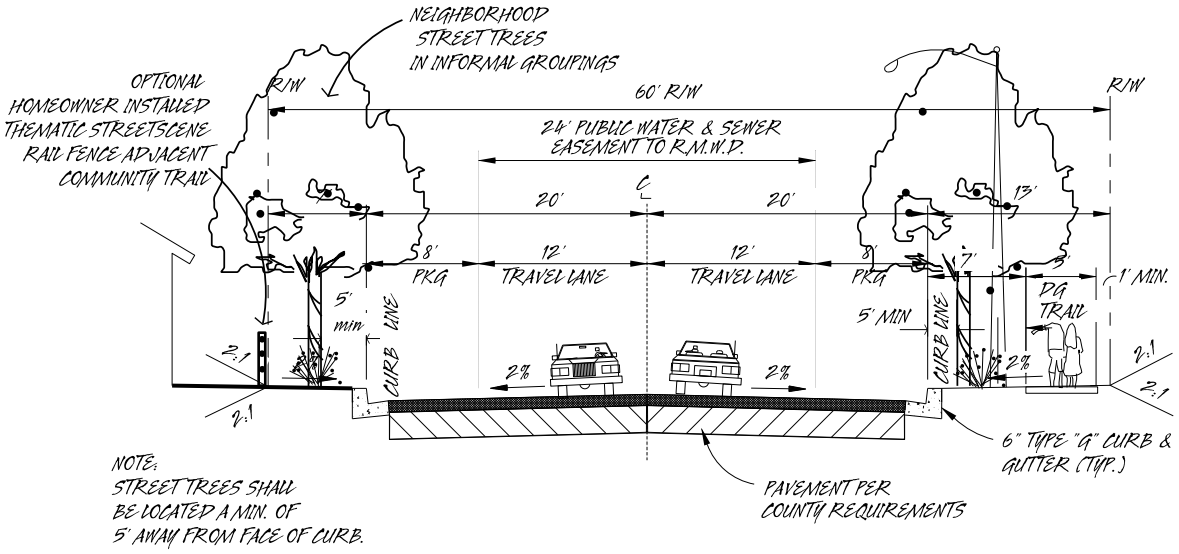
Montecito Ranch Road and On-site Montecito Way Sections

MONTECITO RANCH - EIR

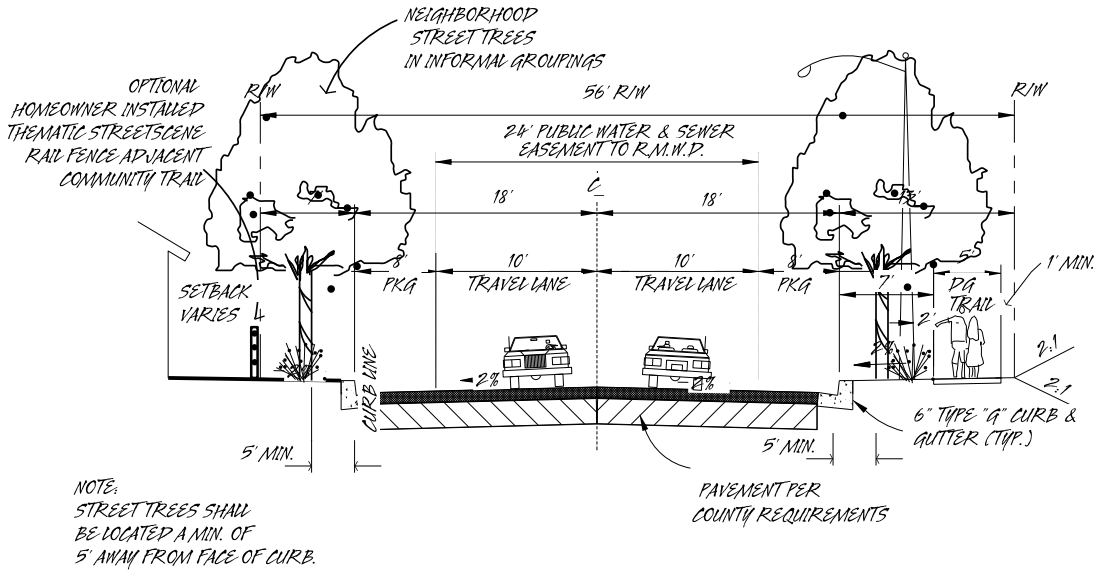
HELIX

Figure 1-18



NEIGHBORHOOD STREETS (PRIVATE)
(Loop Roads)

NO SCALE



NEIGHBORHOOD STREETS (PRIVATE)

(Cul-de-sacs)

NO SCALE

Source: Development Design Services and GraphicAccess, 2008

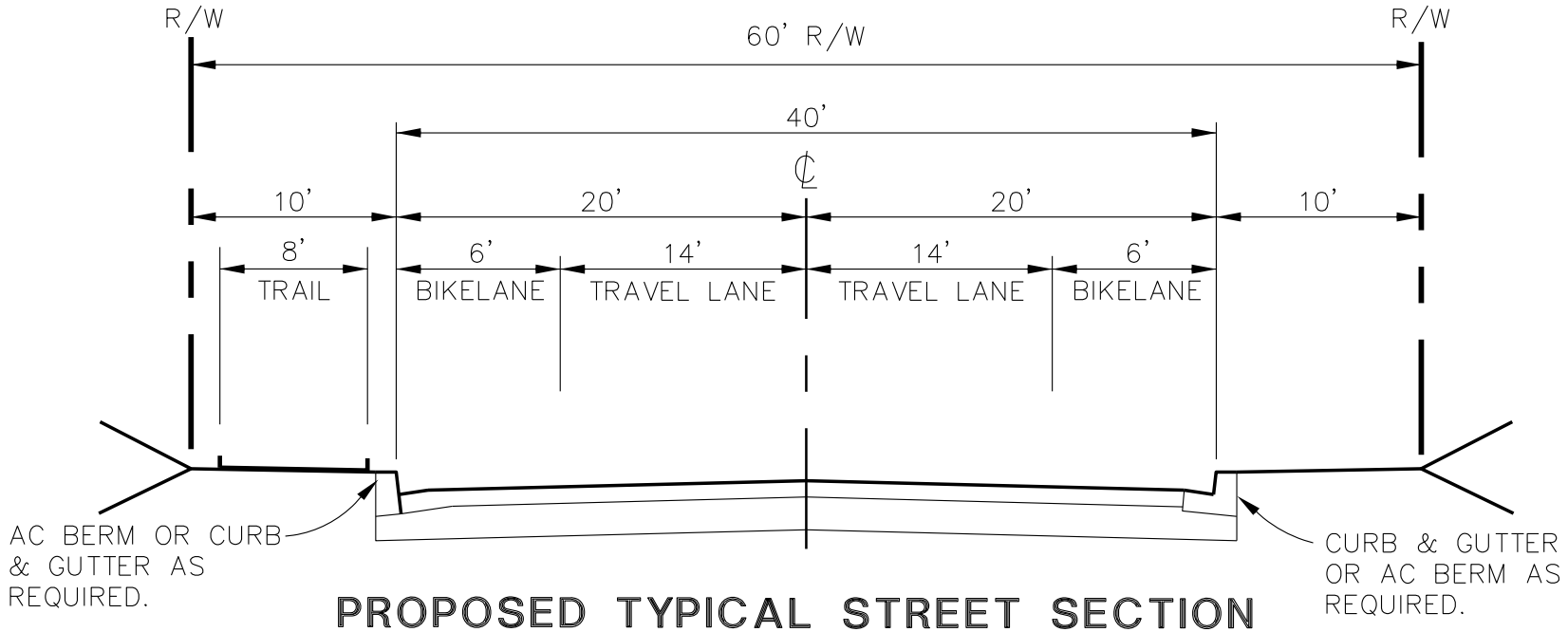
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-20_Sections.pmd -JP

Proposed Project Private Street Sections

MONTECITO RANCH - EIR

HELIX

Figure 1-19



Source: Stevens-Cresto Engineering, Inc., 2008

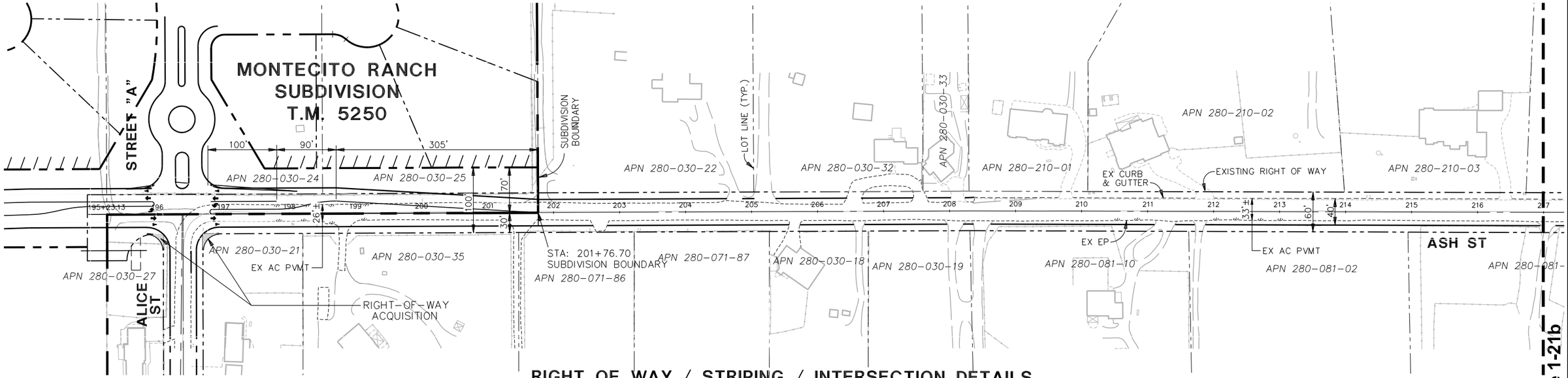
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-21_AshSection.dwg -JP

Ash Street Typical Section

MONTECITO RANCH - EIR

HELIX

Figure 1-20



RIGHT OF WAY / STRIPING / INTERSECTION DETAILS

PROPOSED GRADING

Source: Stevens-Cresto Engineering, Inc., 2008

Match to Figure 1-21b

E:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-22ab_Ash.dwg -JP

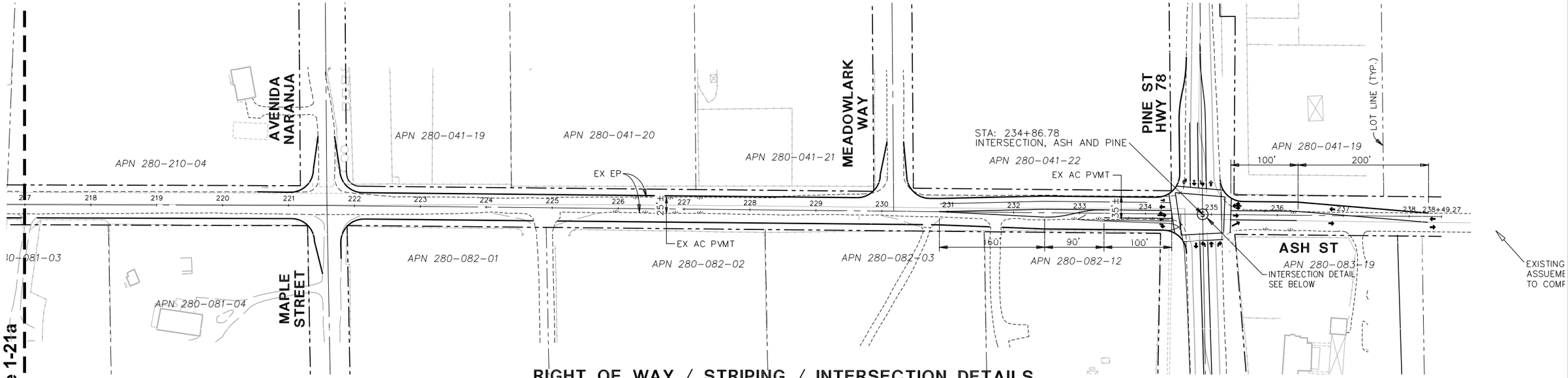
Ash Street Concept Plan

MONTECITO RANCH - EIR

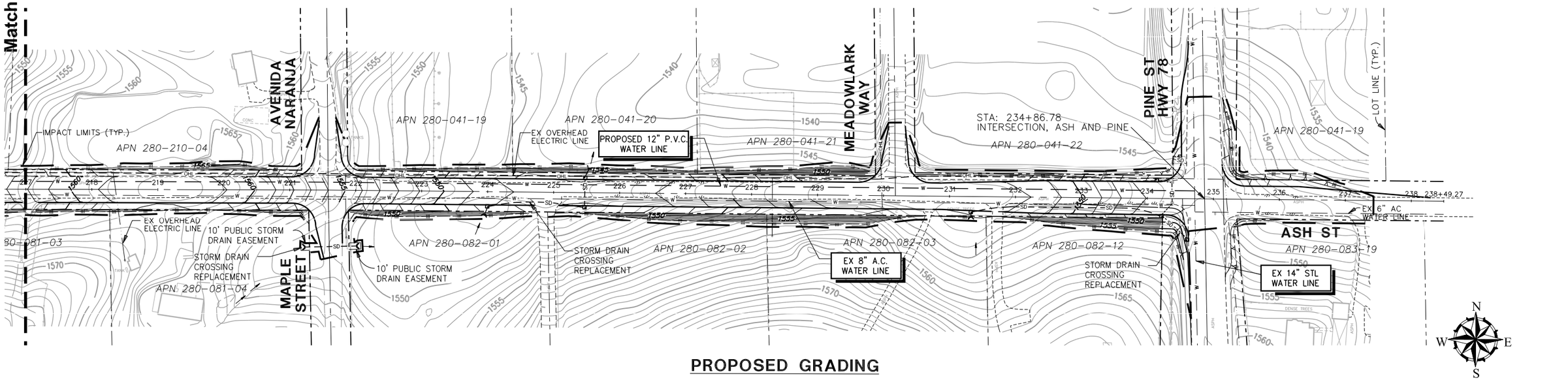
HELIX

Figure 1-21a

Match to Figure 1-21a



RIGHT OF WAY / STRIPING / INTERSECTION DETAILS



PROPOSED GRADING

150 0 150 Feet

Source: Stevens-Cresto Engineering, Inc., 2008

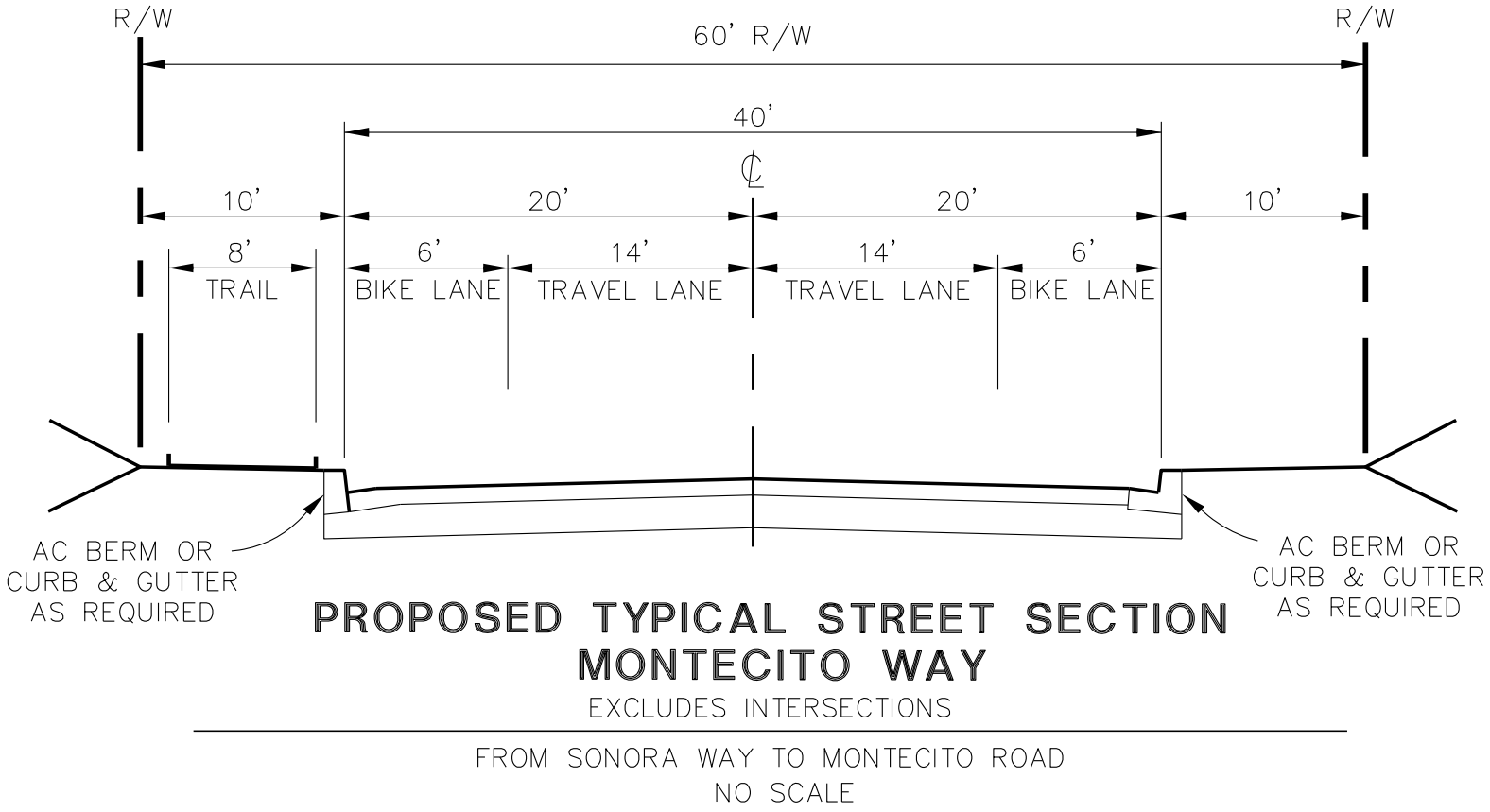
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-22ab_Ash.dwg -JP

Ash Street Concept Plan

MONTECITO RANCH - EIR

HELIX

Figure 1-21b



Source: Stevens-Cresto Engineering, Inc., 2008

I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-23_MontWaySection.dwg -JP

Montecito Way Typical Section

MONTECITO RANCH - EIR

HELIX

Figure 1-22

Match to Figure 1-23b

RIGHT OF
ON (TYP.)

APN 281-521-09

10' PRVT. ROAD EASEMENT TO REMAIN
REC. 4-25-1978 AS
FILE 78-165432, O.R.
10' WATER ESMT. RAMONA MWD
REC. 3-31-1978 AS
FILE 78-223045, O.R.

SUBDIVISION BOUNDARY

APN 281-521-03

APN 281-521-04

EXISTING RIGHT OF WAY

30' DEDICATION REQUIRED

EX AC BERM

STA: 90+80.85
SUBDIVISION BOUNDARY

10' PROPOSED RIGHT OF WAY ACQUISITION (TYP.)

EX AC PVMT

SUBDIVISION BOUNDARY

SONORA WAY

10' DEDICATION REQUIRED

APN 281-520-10

APN 281-520-09

APN 281-520-08

APN 281-520-07

RIGHT OF WAY / STRIPING / INTERSECTION DETAILS

Match to Figure 1-23b

LIMITS OF IMPACT (TYP.)

APN 281-521-09

15' PUBLIC STORM DRAIN EASEMENT

SUBDIVISION BOUNDARY

APN 281-521-03

EX 6" A.C. WATER LINE

APN 281-521-04

Proposed Off-site Sewer Pipeline under Wastewater Management Option 1 Only

PROPOSED 12" P.V.C. WATER LINE

15' PUBLIC STORM DRAIN EASEMENT

EX 6" A.C. WATER LINE

STA: 90+80.85
SUBDIVISION BOUNDARY

EXISTING OVERHEAD ELECTRIC LINES

EX 6" A.C. WATER LINE

SUBDIVISION BOUNDARY

15' PUBLIC STORM DRAIN EASEMENT

APN 281-520-10

APN 281-520-09

APN 281-520-08

APN 281-520-07

PROPOSED GRADING

W
S
N
E

150 0 150 Feet

Source: Stevens-Cresto Engineering, Inc., 2008

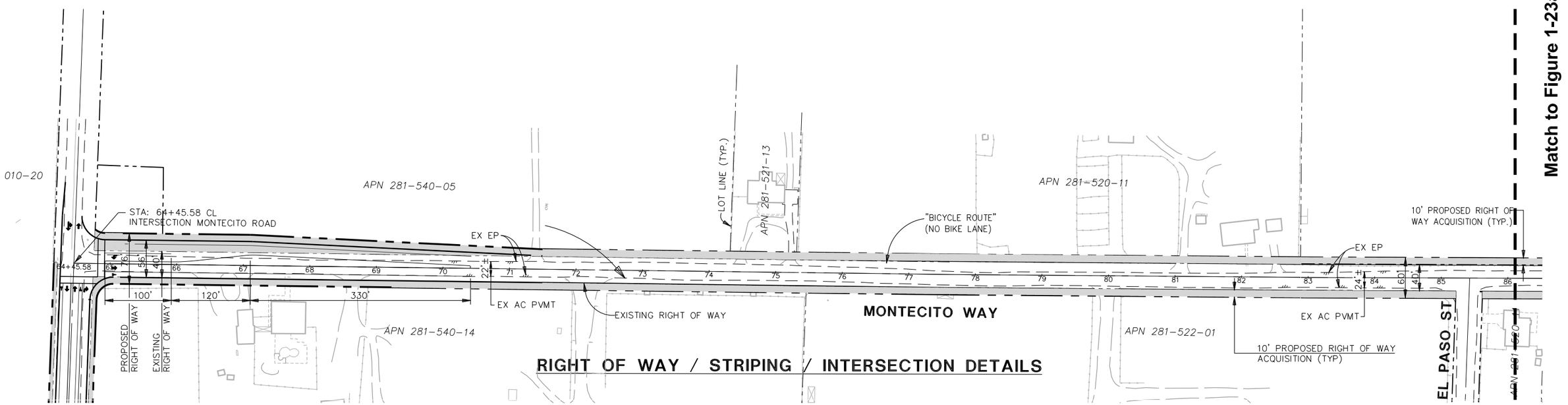
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-24ab_MontecitoWay.dwg -JP

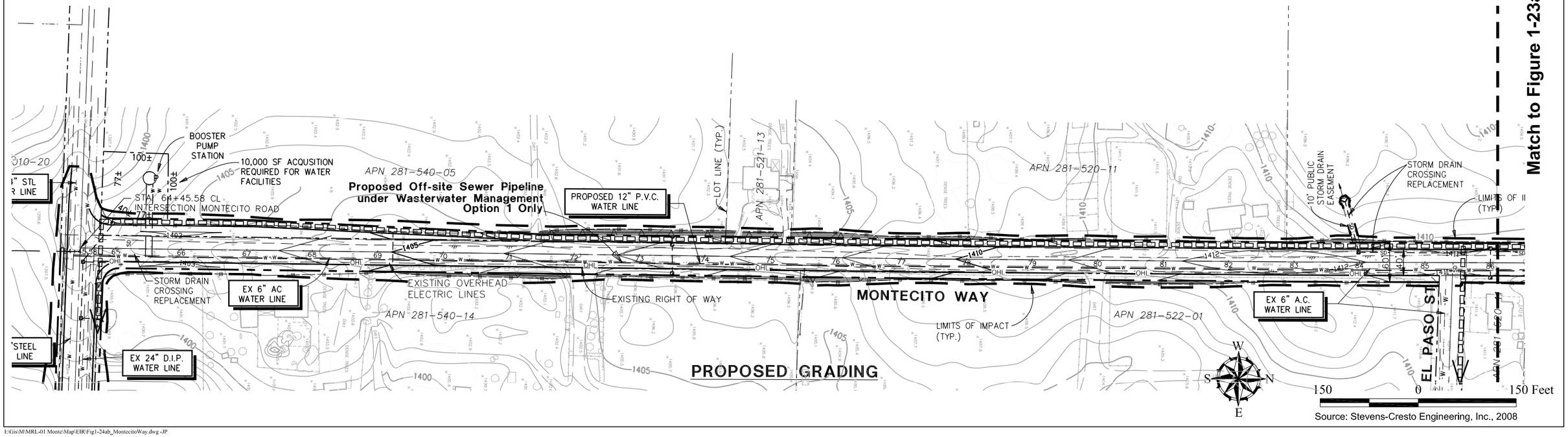
Montecito Way Widening Concept Plan

MONTECITO RANCH - EIR

HELIX

Figure 1-23a





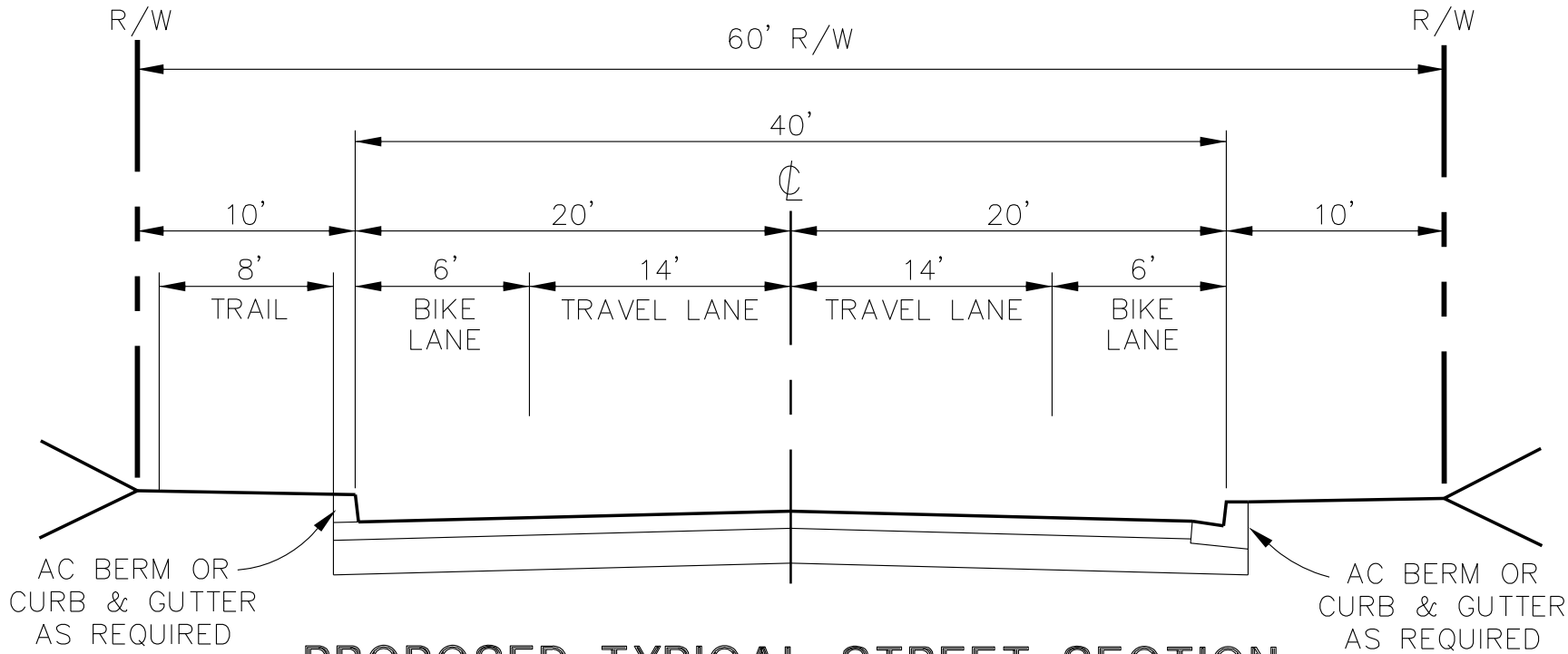
E:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-24ab_MontecitoWay.dwg -JP

Montecito Way Widening Concept Plan

MONTECITO RANCH - EIR

HELIX

Figure 1-23b



PROPOSED TYPICAL STREET SECTION
MONTECITO ROAD
(EXCLUDES INTERSECTIONS)

FROM MONTECITO WAY TO MAIN STREET (SR 67)
NO SCALE

Source: Stevens-Cresto Engineering, Inc., 2008

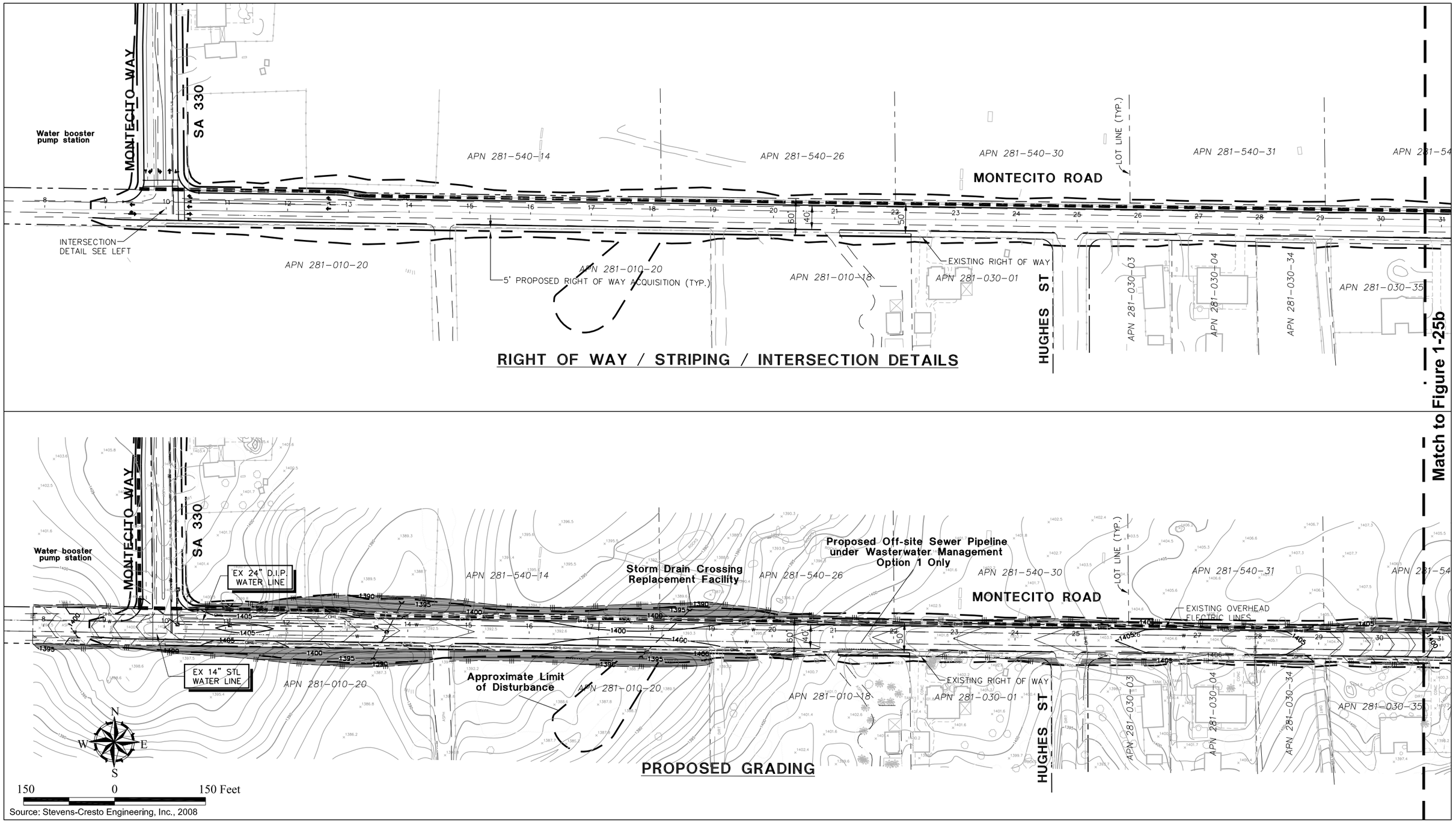
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-35_MontRdSection.dwg -JP

Montecito Road Typical Section

MONTECITO RANCH - EIR

HELIX

Figure 1-24



Source: Stevens-Cresto Engineering, Inc., 2008

I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-25abcdc_MontRd.dwg -JP

Montecito Road Concept Plan

MONTECITO RANCH - EIR

HELIX

Figure 1-25a

Match to Figure 1-25a

Match to Figure 1-25c

RIGHT OF WAY / STRIPING / INTERSECTION DETAILS

PROPOSED GRADING

APN 281-540-32
APN 281-540-19
APN 281-540-33
APN 281-540-34
APN 281-083-17
APN 281-083-21
APN 281-083-34
APN 281-083-35
APN 281-083-18
APN 281-083-40
APN 281-083-14
APN 281-083-13
APN 281-030-36
APN 281-030-46
APN 281-030-47
APN 281-030-51
APN 281-030-52
APN 281-030-43
APN 281-030-25
APN 281-140-04
APN 281-140-02
APN 281-140-03

5' PROPOSED RIGHT OF WAY ACQUISITION (TYP.)

STA: 46+
OFFSET:

EX 24" D.I.P. WATER LINE

EX 14" STEEL WATER LINE

EX 8" A.C. WATER LINE

EX 14" STL WATER LINE

MATTHEW CT

KALBAUGH ST

NORTH HUNTER ST

EXISTING OVERHEAD ELECTRIC LINES

Proposed Off-site Sewer Pipeline under Wasterwater Management Option 1 Only

Proposed Off-site Sewer Pipeline under Wasterwater Management Option 1 Only

N
W
E
S

150 0 150 Feet

Source: Stevens-Cresto Engineering, Inc., 2008

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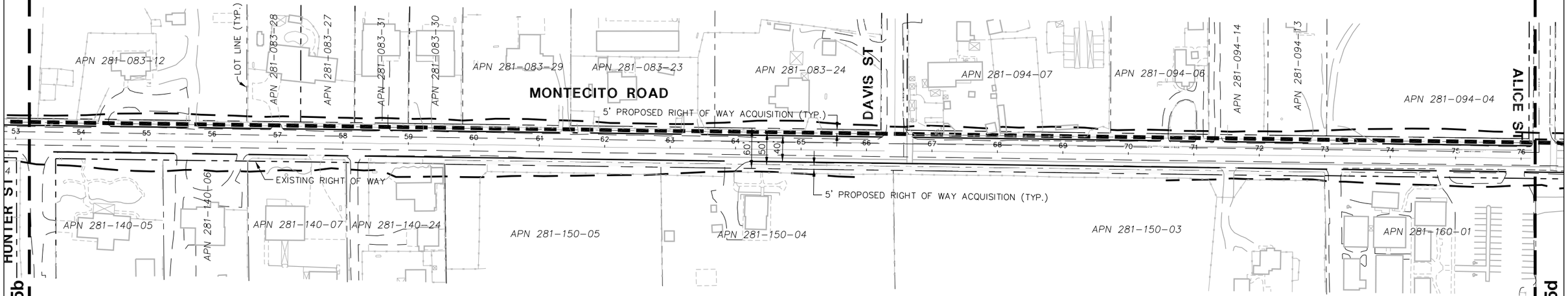
Montecito Road Concept Plan

MONTECITO RANCH - EIR

HELIX

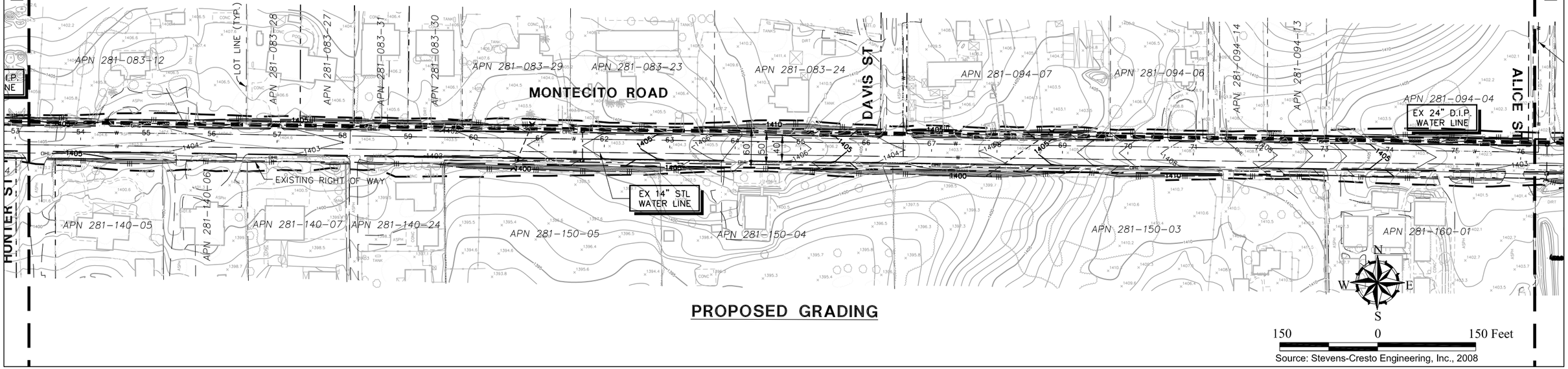
Figure 1-25b



RIGHT OF WAY / STRIPING / INTERSECTION DETAILS

Match to Figure 1-25b

Match to Figure 1-25d



PROPOSED GRADING

Source: Stevens-Cresto Engineering, Inc., 2008

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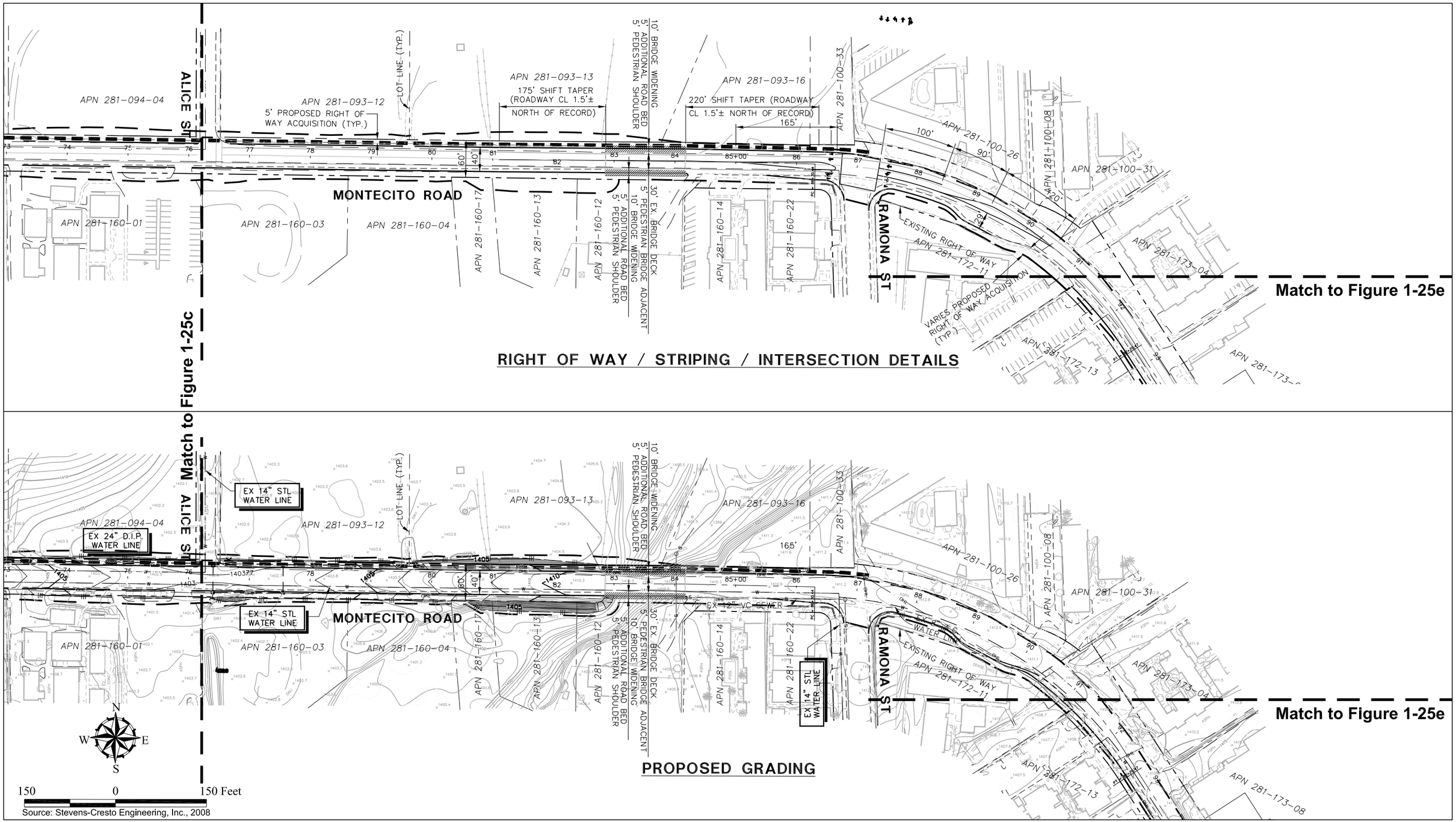
Montecito Road Concept Plan

MONTECITO RANCH - EIR

HELIX

Figure 1-25c



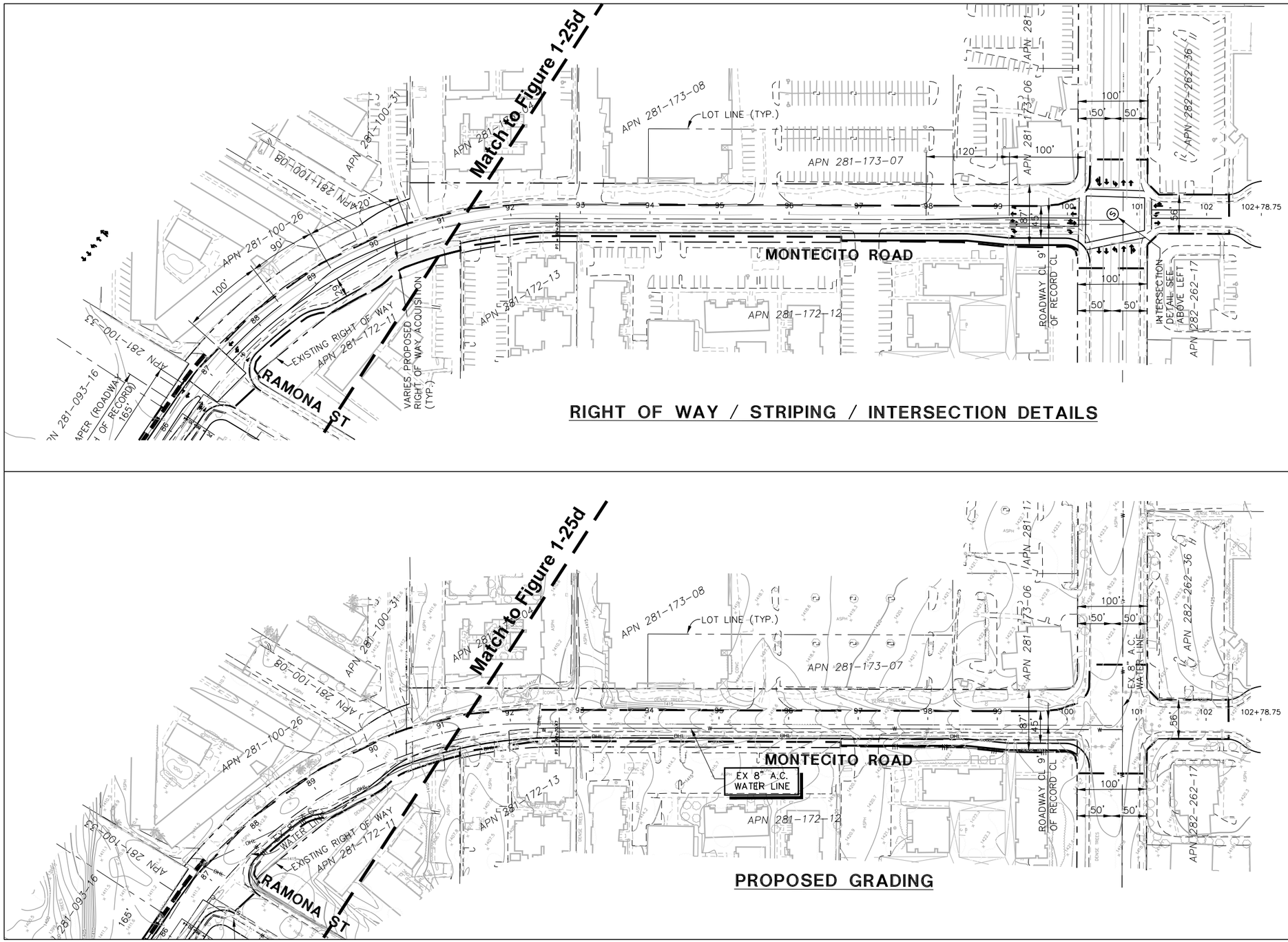
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-25abcde_MontRd.dwg -JP

Montecito Road Concept Plan

MONTECITO RANCH - EIR

HELIX

Figure 1-25d



RIGHT OF WAY / STRIPING / INTERSECTION DETAILS

PROPOSED GRADING

150 0 150 Feet

Source: Stevens-Cresto Engineering, Inc., 2008

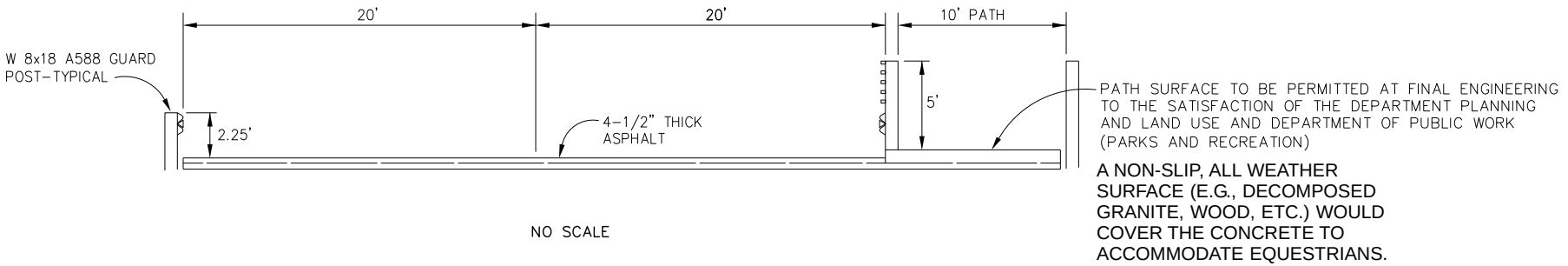
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-25abede_MontRd.dwg -JP

Montecito Road Concept Plan

MONTECITO RANCH - EIR

HELIX

Figure 1-25e



Source: Stevens-Cresto Engineering, Inc., 2008

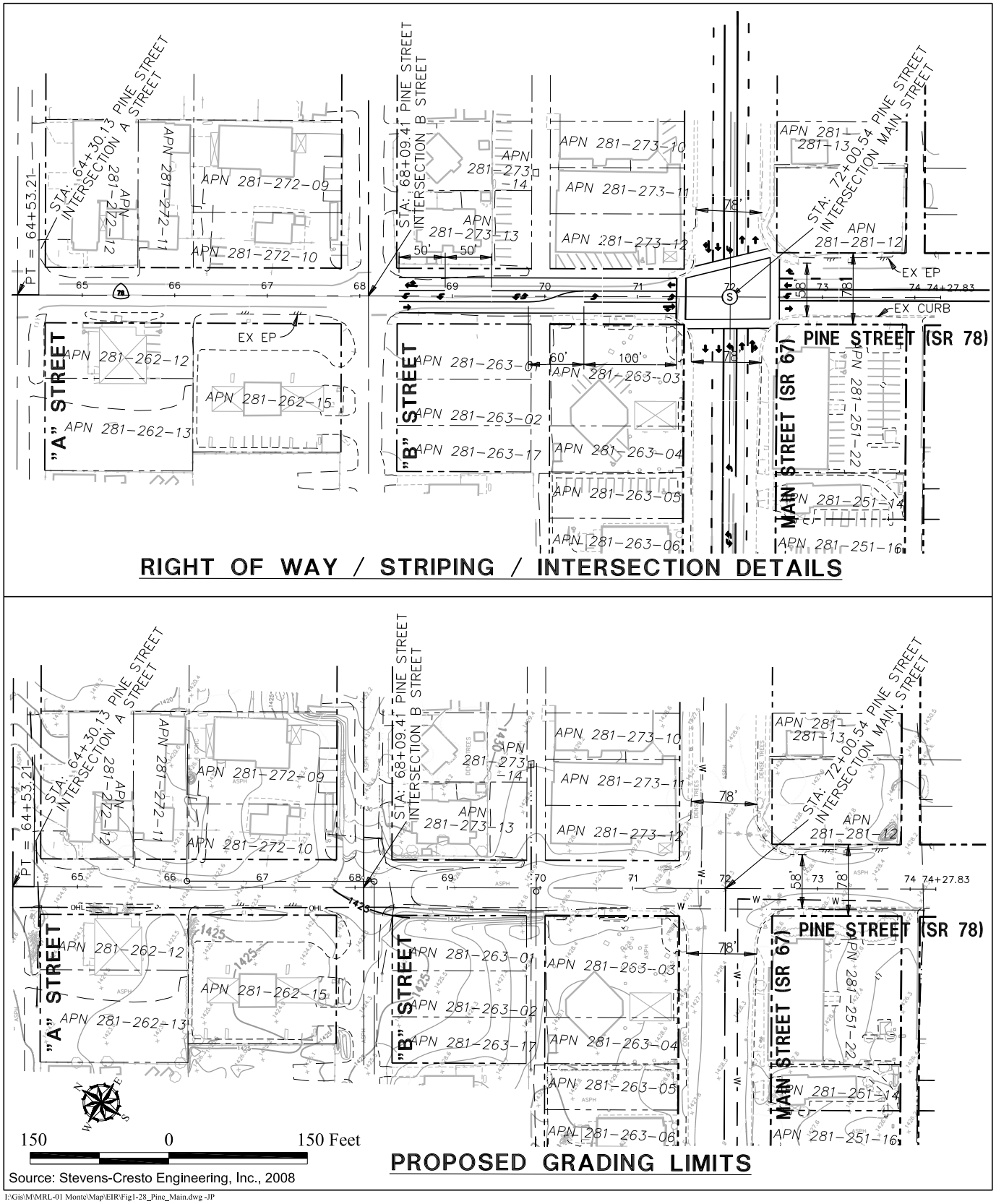
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-37_Bridge.pmd -JP

Preliminary Cross Section of Montecito Road Bridge

MONTECITO RANCH - EIR

HELIX

Figure 1-26



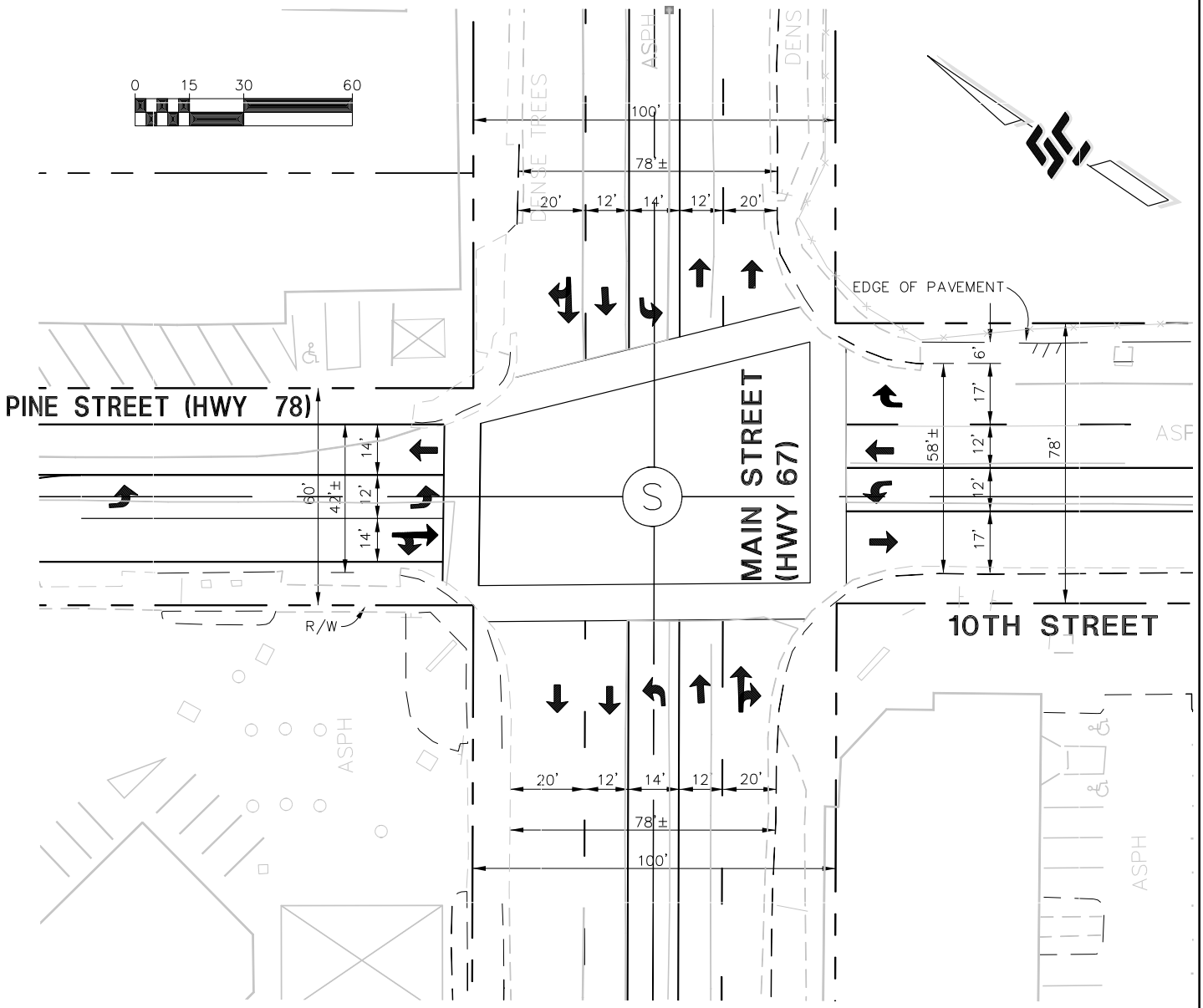
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-28_Pine_Main.dwg -JP

Pine Street (SR 78)/Main Street (SR 67) Intersection Concept Plan

MONTECITO RANCH - EIR

HELIX

Figure 1-27



Source: Stevens-Cresto Engineering, Inc., 2008

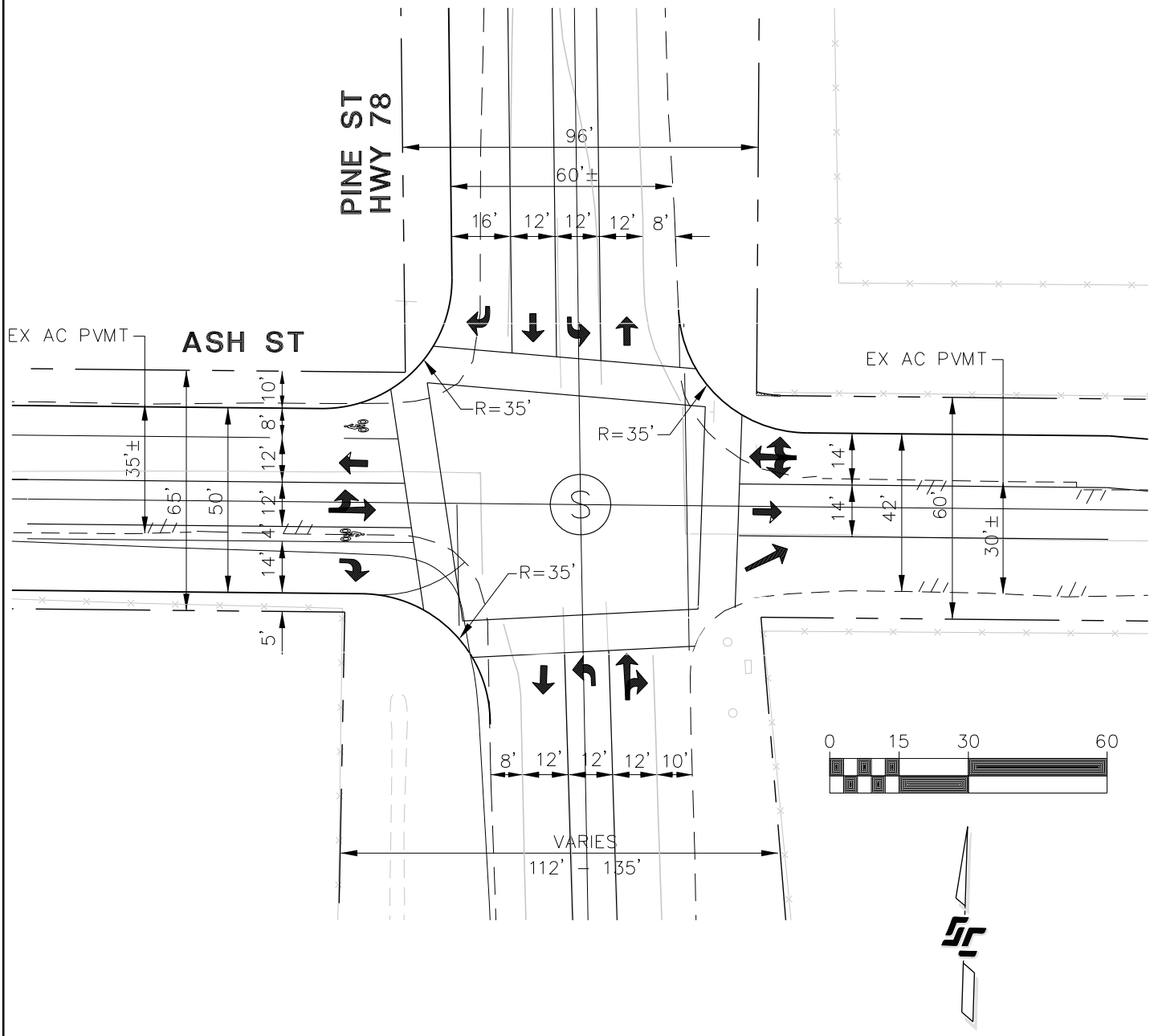
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-29_PineMainInter.pmd -JP

Pine Street (SR 78)/Main Street (SR 67) Intersection Detail

MONTECITO RANCH - EIR

HELIX

Figure 1-28



Source: Stevens-Cresto Engineering, Inc., 2008

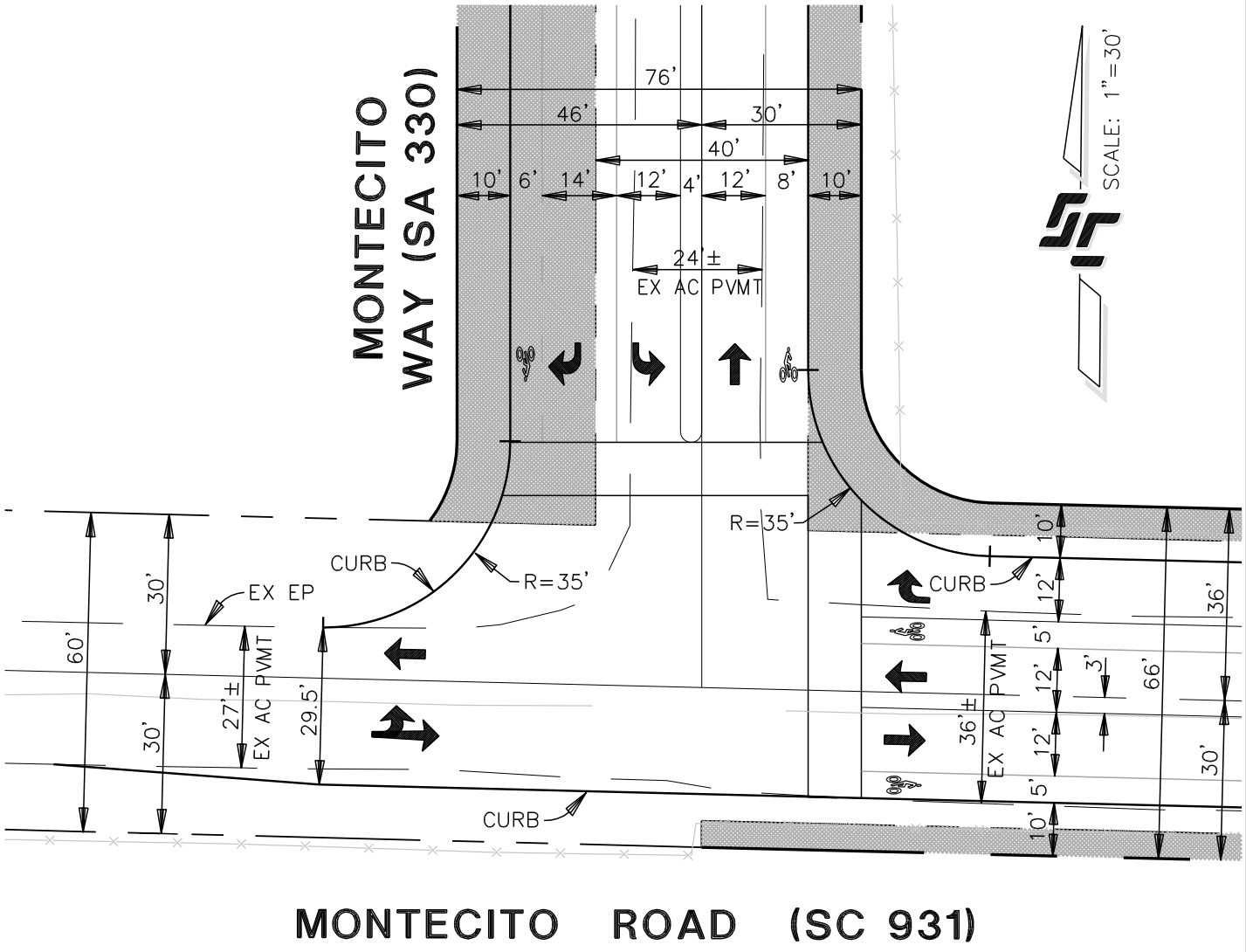
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-30_AshPineInter.pmd -JP

Ash Street/Pine Street (SR 78) Intersection Detail

MONTECITO RANCH - EIR

HELIX

Figure 1-29



Source: Stevens-Cresto Engineering, Inc., 2008

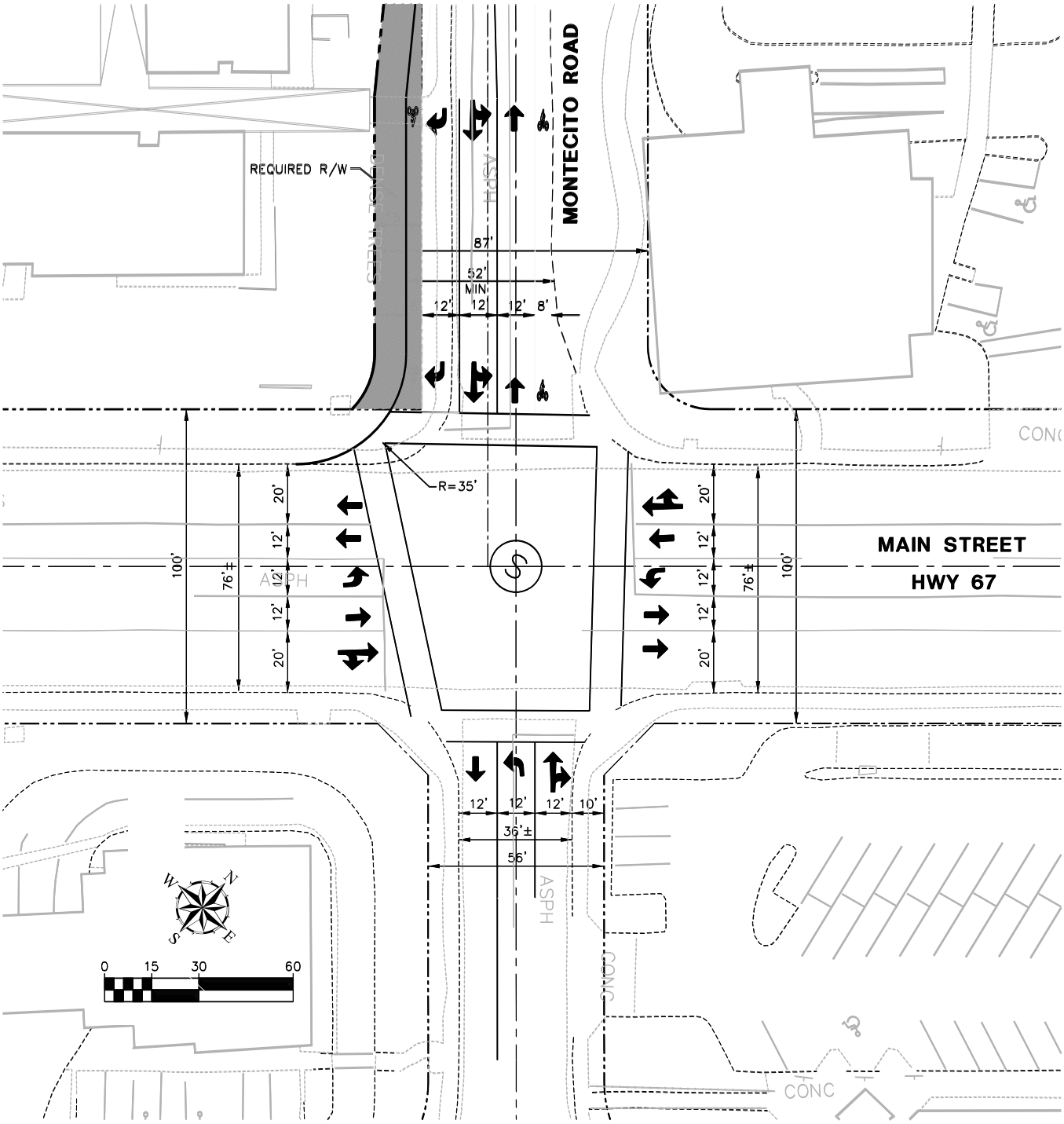
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-38_Opt2_MontRdMontWay.pmd -JP

Montecito Road/Montecito Way Intersection Detail

MONTECITO RANCH - EIR

HELIX

Figure 1-30



Source: Stevens-Cresto Engineering, Inc., 2008

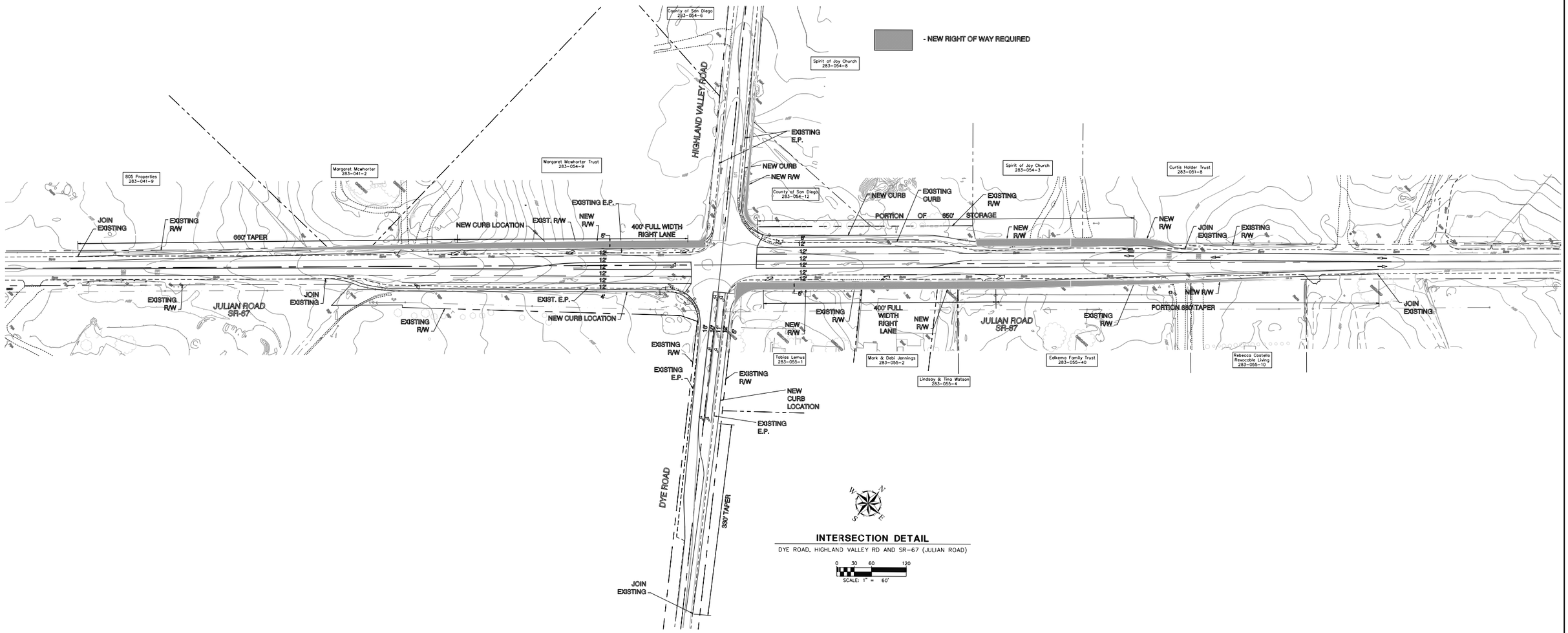
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-39_Opt2_MontRdMainSt.pmd - KF

Montecito Road/Main Street Intersection Detail

MONTECITO RANCH - EIR

HELIX

Figure 1-31



Source: RCE Traffic Engineering, 2008

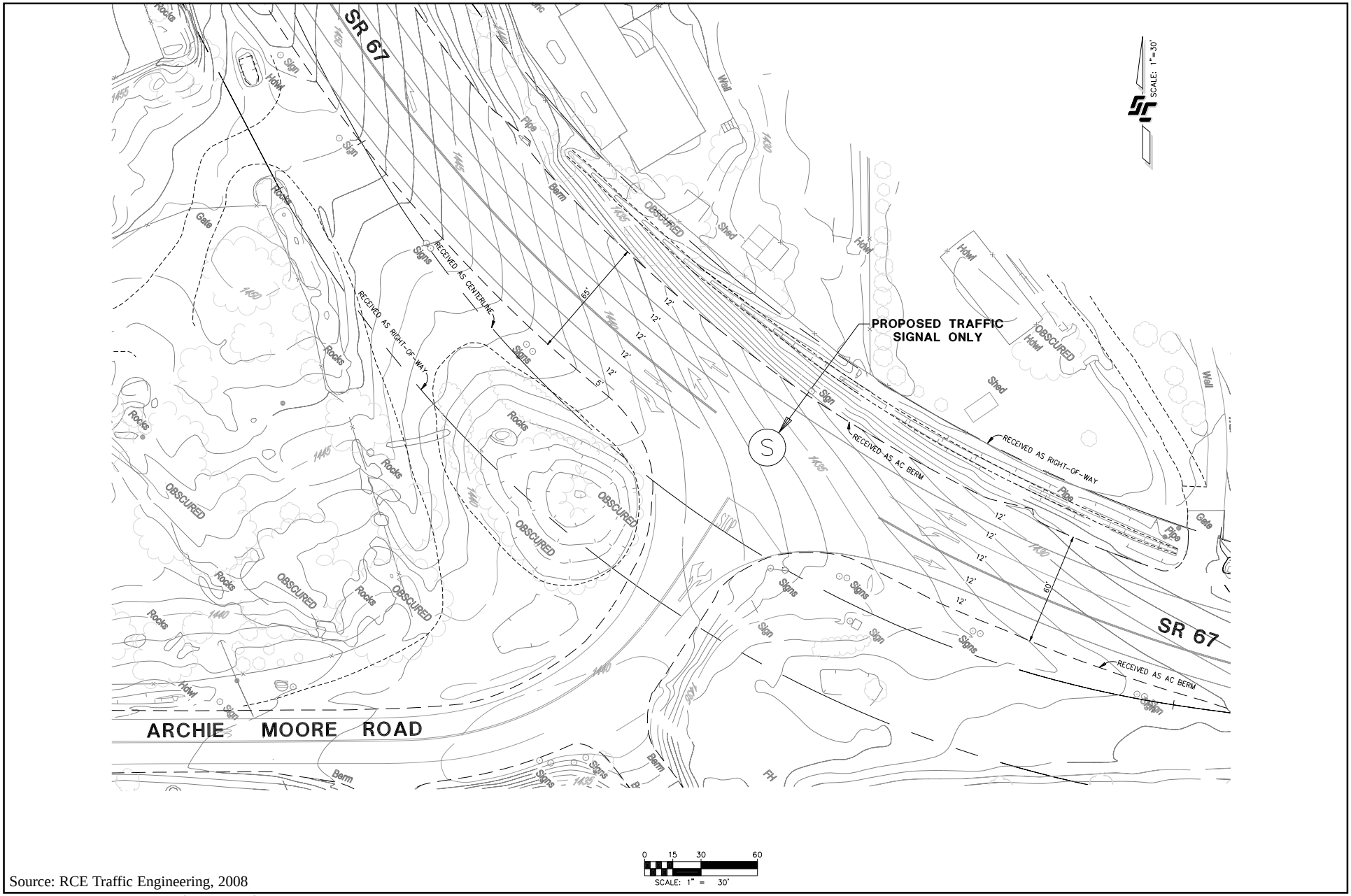
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-32_DyeRdInter.pmd -KF

SR 67/Highland Valley Road/Dye Road Intersection Detail

MONTECITO RANCH - EIR

HELIX

Figure 1-32



Source: RCE Traffic Engineering, 2008

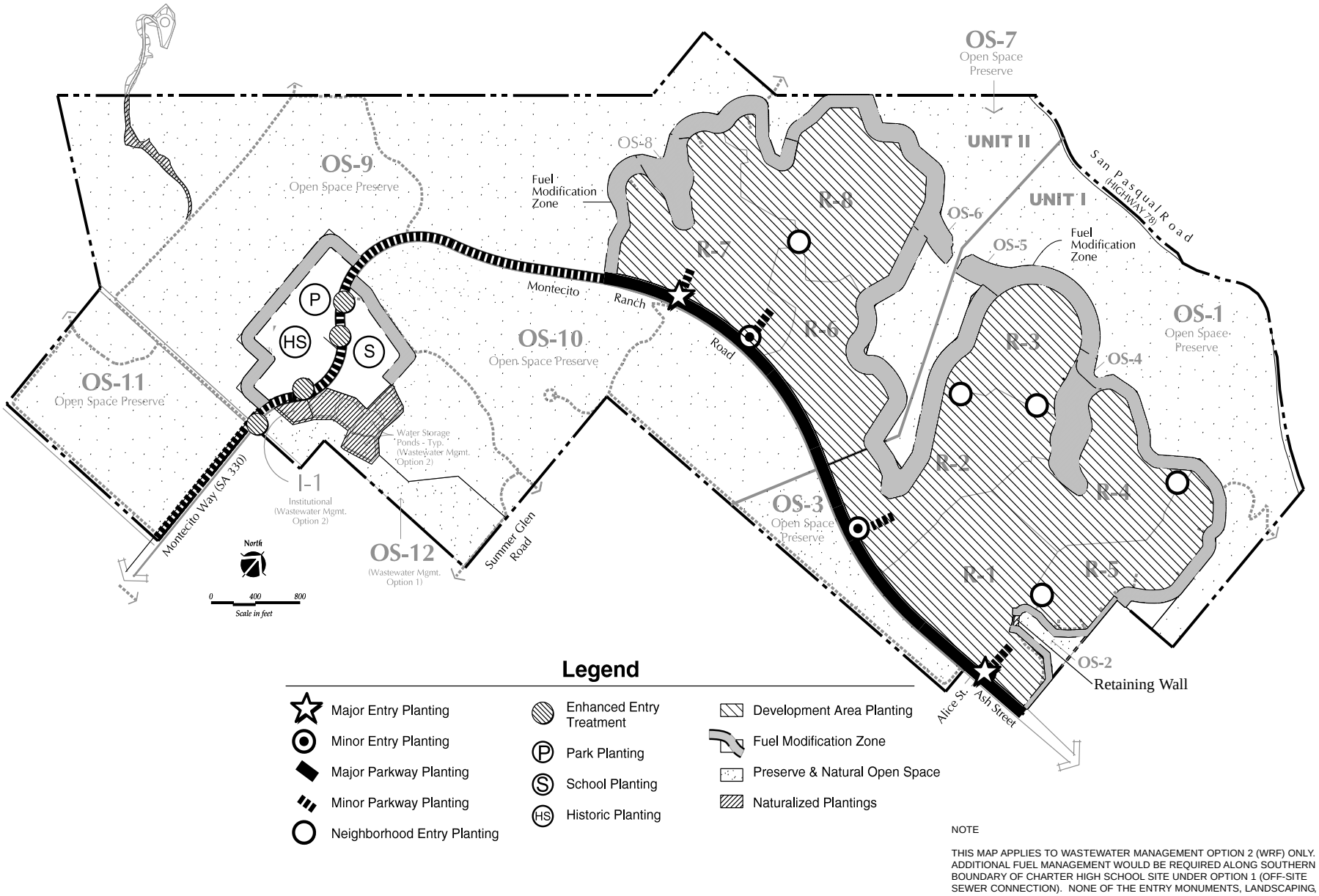
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-33_ArchieMooreInter.pmd - KF

SR 67/Archie Moore Road Intersection Detail

MONTECITO RANCH - EIR

HELIX

Figure 1-33



NOTE

THIS MAP APPLIES TO WASTEWATER MANAGEMENT OPTION 2 (WRF) ONLY. ADDITIONAL FUEL MANAGEMENT WOULD BE REQUIRED ALONG SOUTHERN BOUNDARY OF CHARTER HIGH SCHOOL SITE UNDER OPTION 1 (OFF-SITE SEWER CONNECTION). NONE OF THE ENTRY MONUMENTS, LANDSCAPING, IRRIGATION SYSTEMS, OR FENCING WOULD BE PLACED WITHIN THE PROPOSED PATHWAYS.

Source: Development Design Services and GraphicAccess, 2008

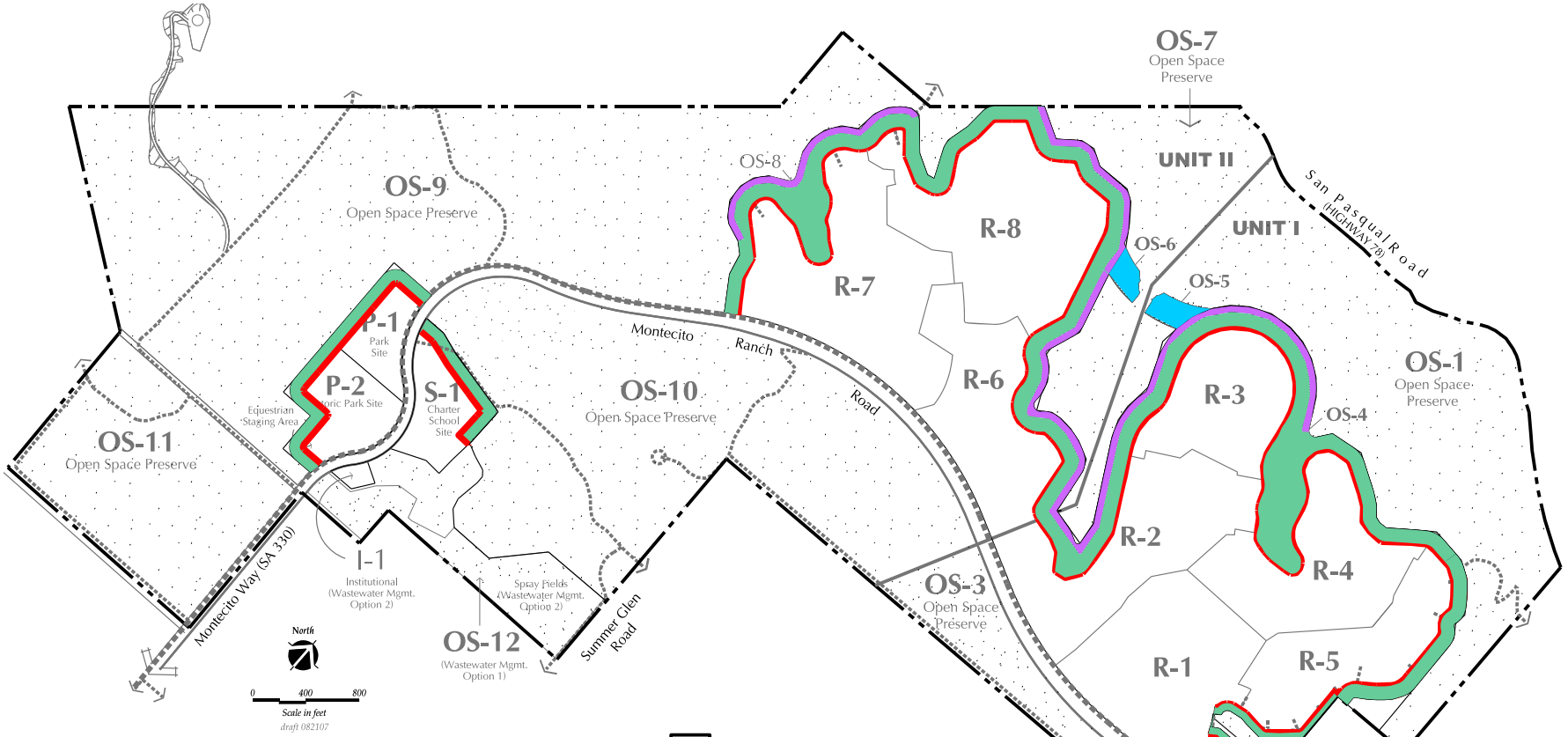
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-40_Landscape.pmd - KF

Conceptual Landscape Master Plan

MONTECITO RANCH - EIR

HELIX

Figure 1-34



NOTES

THIS MAP APPLIES TO WASTEWATER MANAGEMENT OPTION 2 (WRF) ONLY. ADDITIONAL FUEL MANAGEMENT WOULD BE REQUIRED ALONG SOUTHERN BOUNDARY OF CHARTER HIGH SCHOOL SITE UNDER OPTION 1 (OFF-SITE SEWER CONNECTION).

THE FUEL MANAGEMENT ZONES SHALL BE 100 TO 150 FEET ACCORDING TO ADJACENCY TO HIGH FUEL THREAT VEGETATION.

FUEL MANAGEMENT ZONES BETWEEN DEVELOPMENT AND OPEN SPACE ARE DIVIDED INTO ZONE A AND ZONE B.

ZONE A SHALL BE 100 FEET AROUND PROPOSED PADS, EXCLUDING PARCELS 5-13, WHICH WOULD BE 50 FEET, AND PARCELS 3, 4, 14-17, WHICH WOULD BE 30 FEET. ZONE B WILL BE REMAINING 50 FEET IN AREAS WHERE FUEL MANAGEMENT IS GREATER THAN 100 FEET.

ZONE C IS A 200-FOOT WIDE AREA AT THE HEAD OF THE DRAINAGE. PURPOSE OF ZONE C IS TO STOP AND/OR SLOW A FIRE THAT MAY FOLLOW NATURAL VEGETATION DOWN THE DRAINAGE AND BETWEEN PROPOSED DEVELOPMENT AREAS.

REFER TO MONTECITO RANCH SUBDIVISION FIRE PROTECTION PLAN FOR MAINTENANCE REQUIREMENTS.

Source: Development Design Services and GraphicAccess, 2008

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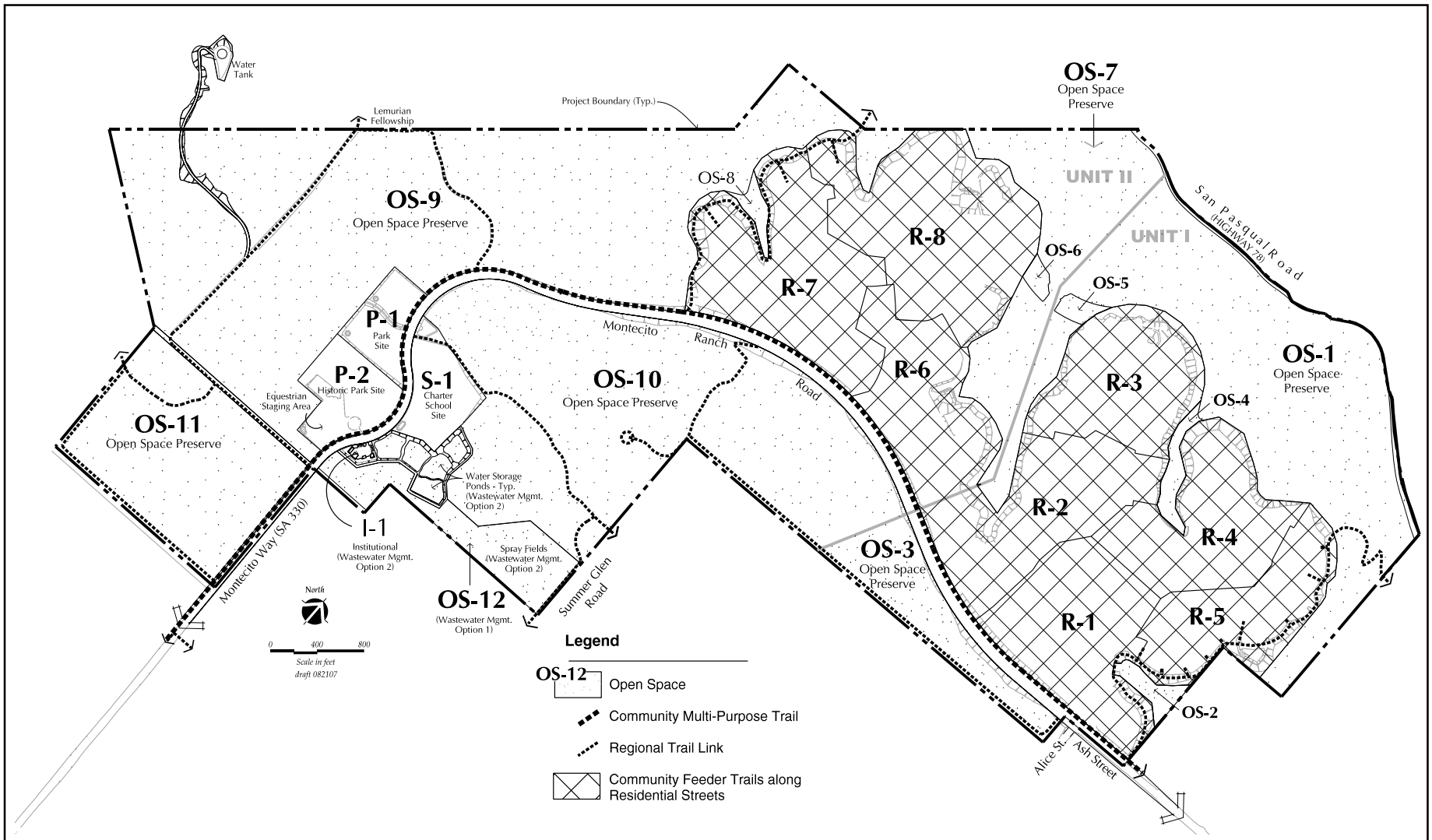
Fuel Management Plan

MONTECITO RANCH - EIR

Figure 1-35

HELIX



Source: Development Design Services and GraphicAccess, 2008

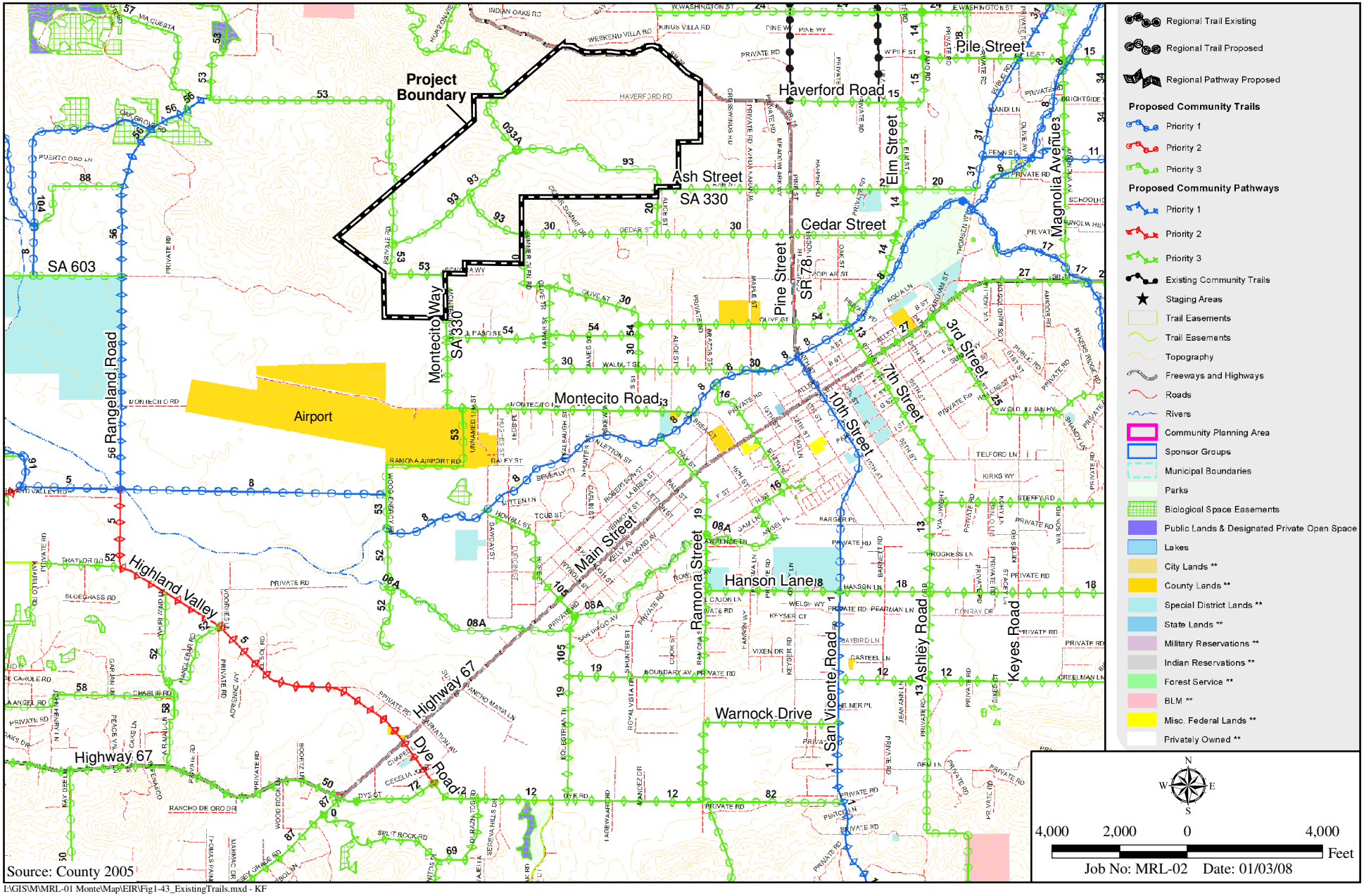
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-42_OS_Trails.pmd - KF

Open Space and Trails Plan

MONTECITO RANCH - EIR

HELIX

Figure 1-36



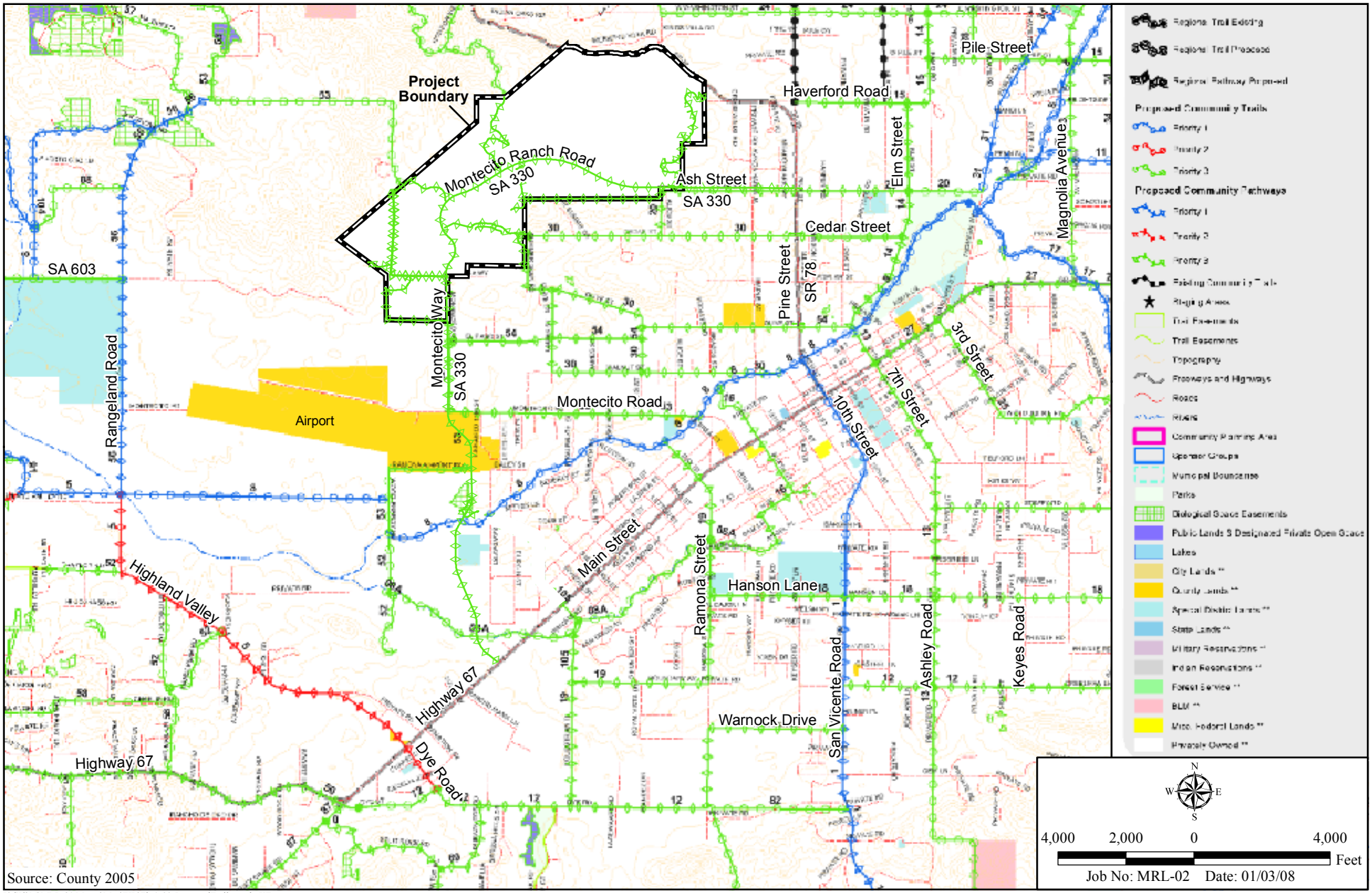
I:\GIS\M\MRL-01 Monte\Map\EIR\Fig1-43_ExistingTrails.mxd - KF

Existing Ramona Community Trails and Pathways Plan

MONTECITO RANCH

HELIX

Figure 1-37



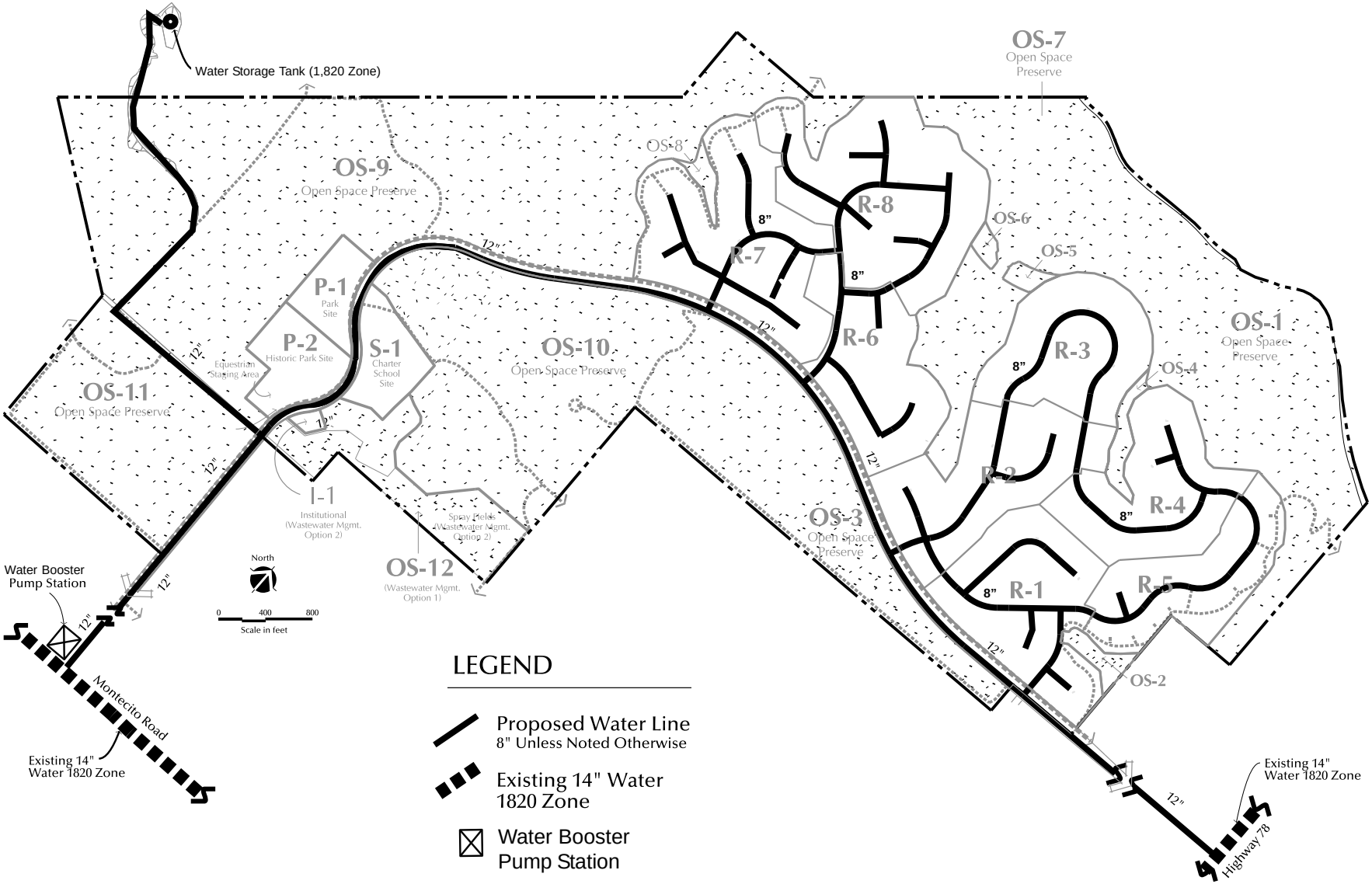
I:\GIS\M\MRL-01 Monte\Map\EIR\Fig1-44_ProposedTrails.mxd - KF

Proposed Ramona Community Trails and Pathways Network

MONTECITO RANCH

HELIX

Figure 1-38



Source: Development Design Services and GraphicAccess, 2008

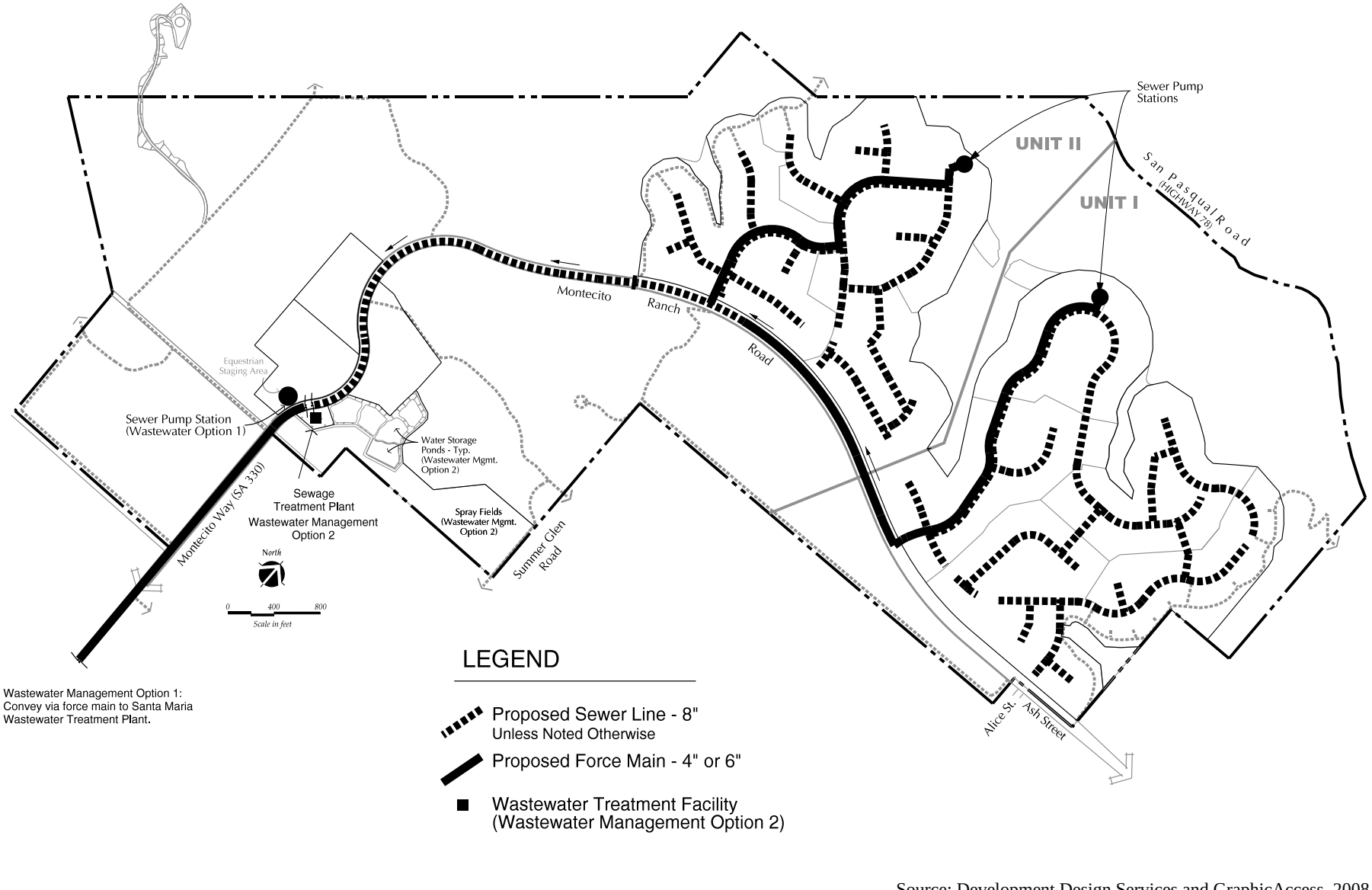
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-45_PotableWater.pmd - KF

Potable Water Plan

MONTECITO RANCH - EIR

Figure 1-39

HELIX



Source: Development Design Services and GraphicAccess, 2008

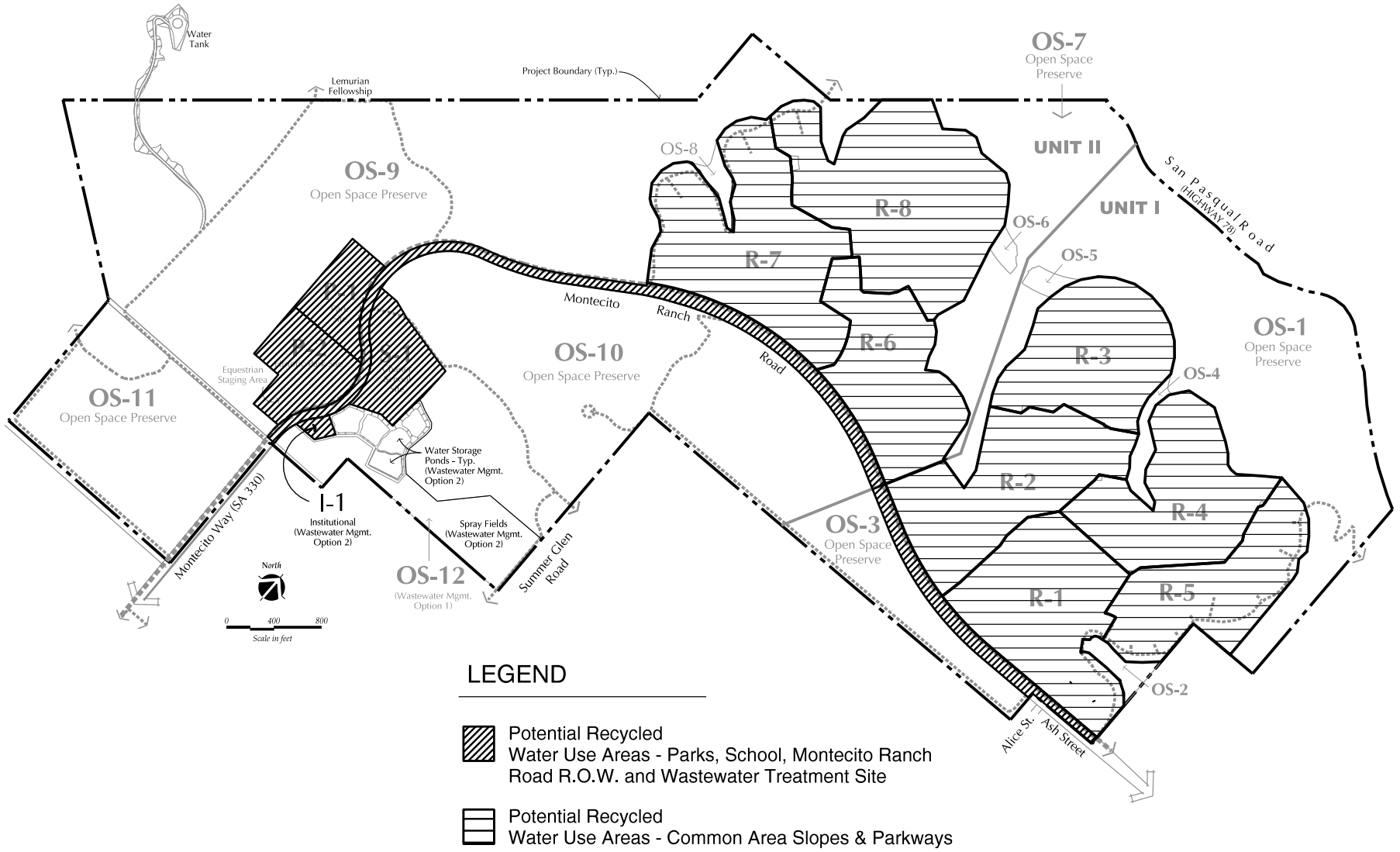
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-46_Sewer.pmd - KF

Sewer Plan

MONTECITO RANCH - EIR

HELIX

Figure 1-40



Note: This Figure applies to Wastewater Mangement Option 2 (WRF) only. Under Wastewater Management Option 1 (Off-site Sewer Connection), the on-site WRF would not be implemented and reclaimed water would not be available for use on site.

Source: Development Design Services and GraphicAccess, 2008

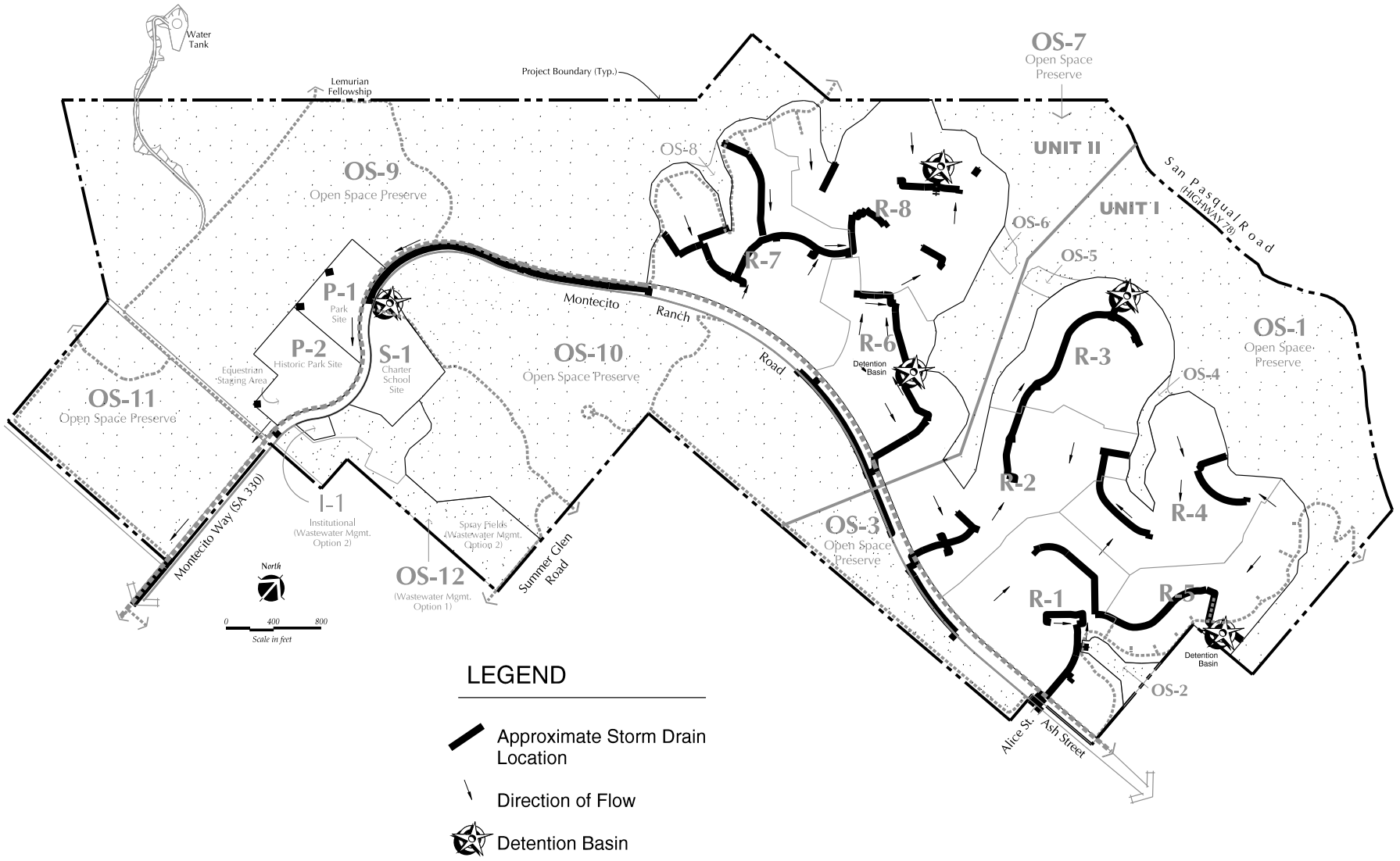
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-47_RecalimedWater.pmd - KF

Reclaimed Water Plan

MONTECITO RANCH - EIR

HELIX

Figure 1-41



Source: Development Design Services and GraphicAccess, 2008

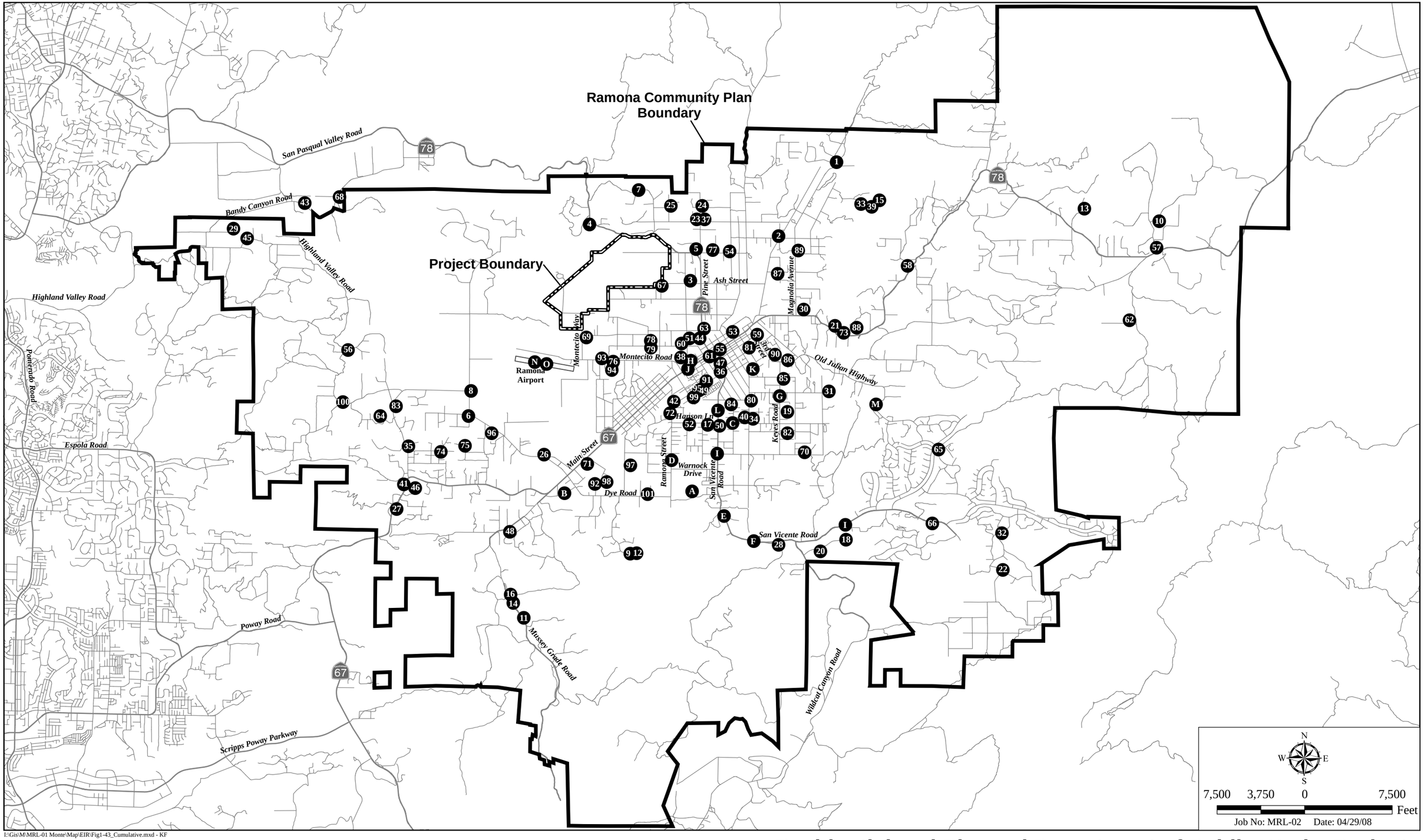
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-48_StormDrains.pmd - KF

Storm Drains Plan

MONTECITO RANCH - EIR

Figure 1-42

HELIX



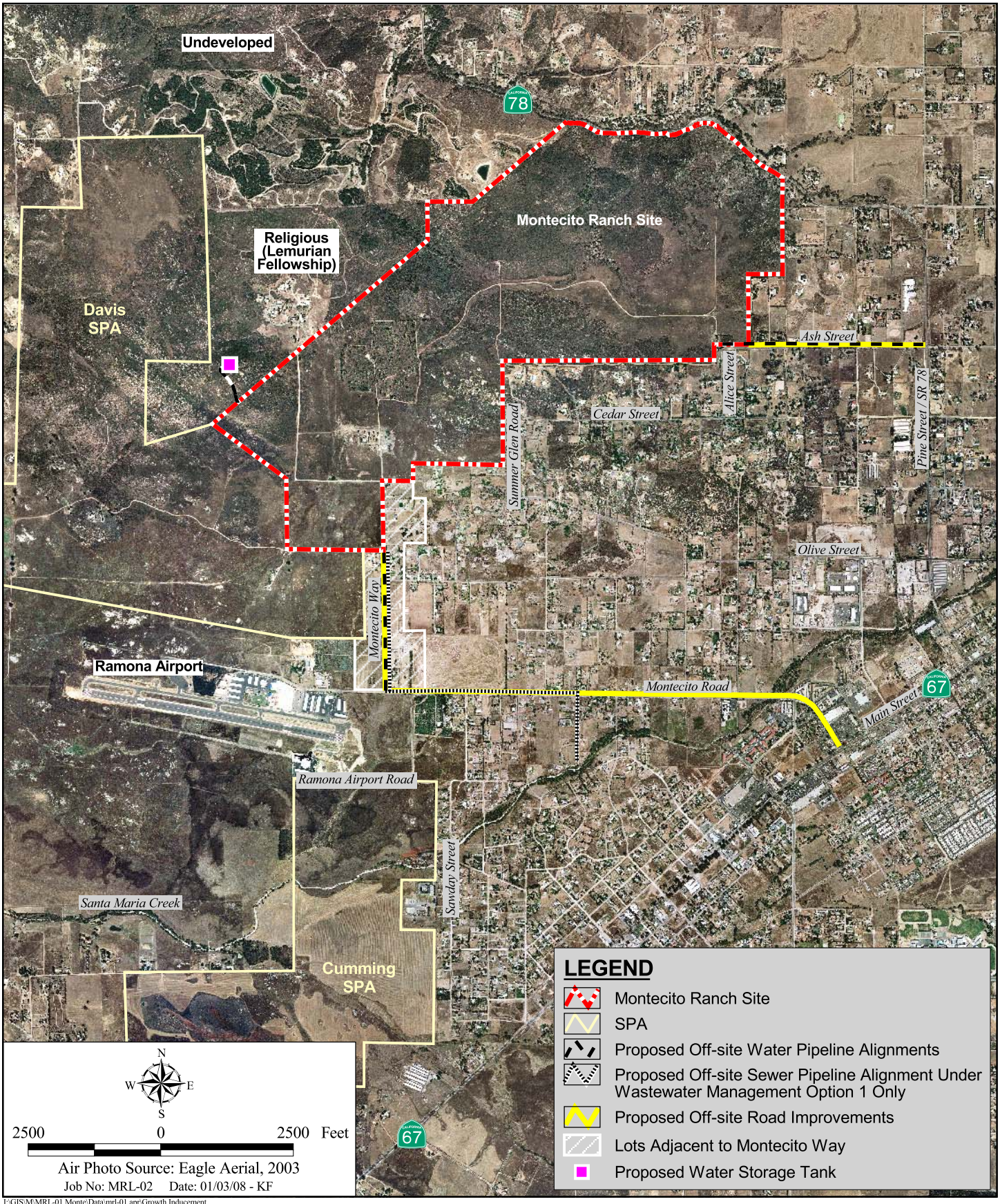
I:\Gis\M\MRL-01 Monte\Map\EIR\Fig1-43_Cumulative.mxd - KF

Residential and Planned Department of Public Works Projects

MONTECITO RANCH - EIR

Figure 1-43

HELIX



I:\GIS\M\MRL-01 Monte\Data\mrl-01.apr\Growth Inducement

Growth Inducement Analysis Map

MONTECITO RANCH - EIR

HELIX

Figure 1-44